

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE AGENDA
Tuesday, November 15, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Call to Order

1. Public Input Session (**30 minute maximum**)

Comments are restricted to matters within the Committee's jurisdiction, and items not pertaining to already scheduled public hearings. Comments will be limited to three minutes per individual.

2. Public Hearings:

- a. A conditional use permit request for a cottage industry for repair of vehicles and the towing and storage of vehicles in the A-2 District (Steindl – Town of Seymour) CUP-0013-16 / Discussion – Action **p. 2 - 17**
- b. A conditional use permit request to amend CUP2007-22 to allow for 20 dogs onsite for Bob's House in the A-2 Agriculture-Residential District (Quella – Town of Pleasant Valley) / Discussion – Action **p. 18 - 31**

3. Review of CUP-0034-14 for Midwest Environmental Resources / Discussion – Action **p. 32 - 36**

4. A variance request for depth to width ratio exceeding 3:1 in Section 15, T26N-R09W, Town of Washington (Rosolack) / Discussion – Action **p. 37 - 41**

5. Recycling Excellence Awards / Discussion **p. 42**

6. Review of October Bills / Discussion **p. 43 - 44**

7. Review/Approval of October 25, 2016 Meeting Minutes / Discussion – Action **p. 45 - 46**

8. Proposed Future Agenda Items / Discussion

9. Adjourn



EAU CLAIRE COUNTY PLANNING AND DEVELOPMENT

STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0013-16

COMPUTER NUMBERS: 020-1041-04-000

PUBLIC HEARING DATE: November 15, 2016

STAFF CONTACT: Rod Eslinger, Land Use Manager

OWNER: David Steindl, 1633 S 72nd Ave, Eau Claire, WI 54703

APPLICANT: Same as above.

REQUEST: Conditional use permit for a cottage industry to an automotive repair and towing business.

LOCATION: 1633 S 72nd Ave. Eau Claire, WI 54703

LEGAL DESCRIPTION: Lot 1 of CSM Volume 3, page 239, lying in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, T27N-R8W, Town of Seymour, Eau Claire County, Wisconsin

SUMMARY

In 1991, the applicant was approved a conditional use permit by the committee to operate an automotive repair shop as a home occupation from the property. The applicant has operated the auto repair business out of a 36-foot by 48-foot (1,728 sq. ft.) building onsite since that time.

The applicant is requesting to expand his current shop building to accommodate the business needs. The applicant stated that the proposed use of the building will be to park a flatbed tow truck out of the weather, to store impounded cars by the Eau Claire Police Department, and some of the space will be used for storage of personal cars and equipment. Per Mr. Steindl, since 1996 he had incorporated towing into his business model. Since 1996, he has towed vehicles back to the property where they are stored until the owner's retrieve them or they are repaired. The towing business was never approved as part of the home occupation by the committee. The issuance of a conditional use permit would bring the existing auto repair and towing operation into compliance with zoning requirements.

As shown on the drawings, the proposed addition will consist of a 48-foot by 72-foot (3,456 sq. ft) expansion. The existing building (36-foot by 48-foot) combined with the proposed addition (48-foot by 72-foot) will result in a structure that is 48-foot by 108-foot (5,184 sq. ft.). The attached building elevations reveal that the building will have brick with two-tone steel siding to match the existing shed.

The application did not list the hours of operation, but did state that one employee is employed by the owner.

The terms of the original conditional use are as follows:

1. The use be conducted within the pole shed and is per the submitted site plan.
2. Two motor vehicles may be in the process of being work on but are to be kept in a fenced area. All parts shall be stored within the building.
3. One sign of 6 square feet shall be allowed.
4. The structure shall be approved by the County Building Inspector for use as an auto repair shop.
5. This permit is subject to Section 18.21.080 to 18.21.100.

BACKGROUND

REQUEST CHARACTERISTICS:

- The lot is 10 acres.
- The property is zoned A-2 District.
- The site is located off of 72nd Ave.
- The foot print of the residence onsite is 3,453 square feet.

CURRENT ZONING:

The purpose of the A-2 District is to, "Provide areas for limited residential and hobby farm development in a rural atmosphere," and to "preserve the county's natural resources and open space."

ADJACENT ZONING & LAND USES:

DIRECTION	ZONING	LAND USE
North	A-2	Residential – Single Family, Wood lot
West	R-H	Residential – Single Family, Wood lot
South	A-2	Residential – Single Family, Wood lot
East	A-2	Wood lot, Seven Mile Land Fill

LAND USE PLANS: The County Land Use Plan, adopted in 2010, includes this property in a Rural Lands planning area.

Rural Lands (RL)

Intent and Description: The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.

APPLICABLE ZONING REGULATIONS

Section 18.01.010 Purpose. This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

Section 18.23.001 Purpose. The purpose of this chapter is to set standards under which home occupations, home businesses and cottage industries may be conducted so that such occupations, businesses and industries do not undermine the purpose and intent of this subtitle and the purposes of all agricultural and residential districts.

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

ANALYSIS: The following is an analysis of the request based upon the standards for approval of conditional use permits:

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *cottage industries are allowed in the A2 district with a conditional use permit approval.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the increase in the size of the building may lead to an increase in traffic related to the auto repair and towing business that may impact the neighboring land uses. The building addition would result in a building twice as large (5,184 sq. ft) as the existing shed. The accessory building would no longer be considered secondary and incidental to the principal structure onsite (3,453 sq. ft.). The size of an accessory building dedicated to the cottage industry shall not exceed 2,400 sq. ft.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *the property is served by utilities necessary to support the use.*
- 4) Adequate off-street parking is provided; *adequate off-street parking exists. The site plan reveals that there is available off street parking onsite. On street parking is prohibited.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *all work related to said business as required by the original CUP, shall be conducted with the pole building.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has an existing access off of S. 72nd Ave.*

TOWN BOARD ACTION: The Town of Seymour Town Board is scheduled to meet on November 14, 2016 to discuss this request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that proposed cottage industry is consistent with the standards for conditional use permits, and with the purpose of the zoning code. Staff recommends approval of the conditional use permit with the following conditions:

1. The conditional use permit is granted for a cottage industry to operate a seal coating and asphalt maintenance and snow plowing business. The site plan, building drawings and the narrative shall be attached to and made part of the permit.
2. Two motor vehicles may be in the process of being work on but are to be kept in a fenced area. All parts shall be stored within the building.
3. The total area of the cottage industry shall not occupy an area greater than 2,400 square feet. The applicant must submit a building and floor plan that conforms to section 18.23.030 E. of the County Code.
4. The overall size of the accessory building shall not exceed that of the principal structure (3,453 sq. ft.). For example, the overall size of the building shall not exceed 48-feet by 66-feet. The remainder of the building can be used to store personal vehicles and equipment but cannot be used to store vehicles related to either the auto repair or towing business.
5. Five employees are allowed to be employed with the cottage industry.
6. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded as to direct the light source downward.
7. The committee may consider establishing hours of operations for the cottage industry.
8. A sign not to exceed 6 square feet in size may be placed on the property in accord with the county sign regulations.
9. Uses authorized under this conditional use permit shall be limited to the cottage industry proposed in the application. However, future changes in the cottage industry located at this site shall require

approval from the Land Use Supervisor and may require approval by the committee at a public hearing.

10. Property owner must obtain the proper licensing from the state and/or county for the operation, if applicable.
11. Property must be in compliance with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
12. The Land Use Supervisor can approve minor alterations from the terms of the permit. A major change does require the approval of the committee at a public hearing.
13. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
14. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.

Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Application Accepted:	10/17/2016
Accepted By:	Rod Eslinger
Receipt Number:	49012
Town Hearing Date:	<i>Nov. 14, 2016</i>
Scheduled Hearing Date:	
Application No:	CUP-0013-16
Appl Status:	Pending

Conditional Use Permit - County

Owner/Applicant Name(s): David C Steindl	Address: (ow) 1633 S 72ND AVE EAU CLAIRE	Telephone: 715-579-6572(C) 715-832-0668(H)
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Site Address(es): 1633 S 72ND AVE EAU CLAIRE			
Property Description:	Sec 08 Twn 27 Rge 08	Town of Seymour	Lot Area: 10.000 ACRES
Zoning District(s): A2			

Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
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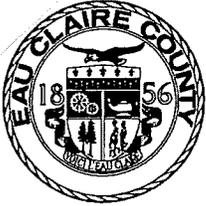
PIN 1802022708083109000	Alternate No 020104104000	Parcel No 27.8.8.3-1-A	Legal (partial) LOT 1 CSM V.3 PG.239 (#641) LYG IN THE NE-SW
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General Description: Type: Home Occupation Description of Proposed Use: COTTAGE INDUSTRY FOR REPAIR OF VEHICLES, TOWING AND STORAGE OF VEHICLES.	Conditional Use Contract: Structure Check: Yes
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I certify by my signature that all the information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature *See signed application* Date _____
 Check if DATCAP must be notified _____ Check if DNR to Receive Copy _____

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.



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Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
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CUP-0013-16

Application Accepted:	10/17/2016
Accepted By:	Rod E.
Receipt Number:	49012
Town Hearing Date:	11/14/2016
Scheduled Hearing Date:	11/15/2016

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	David Steindl	Phone#	715-832-0668
Mailing Address:	1633 S. 72nd Ave Eau Claire WI 54703 579-6572		
Email Address:	Steindlautobody@yahoo.com Cell		

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address:	1633 S. 72nd Ave Eau Claire WI 54703		
Property Description:	NE ¼ SW ¼ Sec. 8 T. 27 N, R. 8 W, Town of Seymour		
Zoning District:	A2	Code Section(s):	18.23.030
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	020-1041-04-000		

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application ?	<input checked="" type="checkbox"/> Provide \$500.00 application fee (non-refundable), payable to the Eau Claire County Treasurer
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Nov. 14, 2016 per Sue Larson

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature

Date 9/21/16

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

WRITTEN DESCRIPTION OF THE PROPOSED USE:

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

Storage for cars, tow tk, and other equipment, Amend my conditional use permit to include towing business, Since 1996 have been using this area for ~~storage~~ this purpose. I need to expand the building to accomadate the needs of the buisness,

IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY

Description of the type of business activity: Auto repair, storage

Equipment used in the business activity:

Tow TK

Days and hours of operation:

Number of employees: 1

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

Visual screening measures (plants, fences, walls, etc.) Fence - Planted Trees

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

Metal sheet on outside, 2 tone steel, Brick on the front 14 ft side walls

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

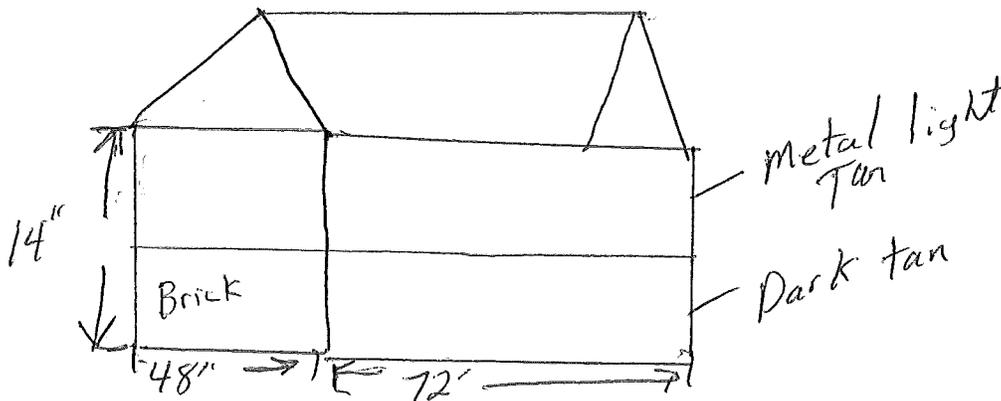
All ready in place

SCALED SITE PLAN

- | | |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures | <input type="checkbox"/> Landscape and screening plans |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning | <input type="checkbox"/> Show the well and septic system |
| <input type="checkbox"/> Site access, driveway, and nearest road (labeled) | <input type="checkbox"/> Parking areas with spaces |
| <input type="checkbox"/> Drainage plans including the erosion control plan | <input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property |
| <input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc. | |
| <input type="checkbox"/> The location of any equipment that will be used | |

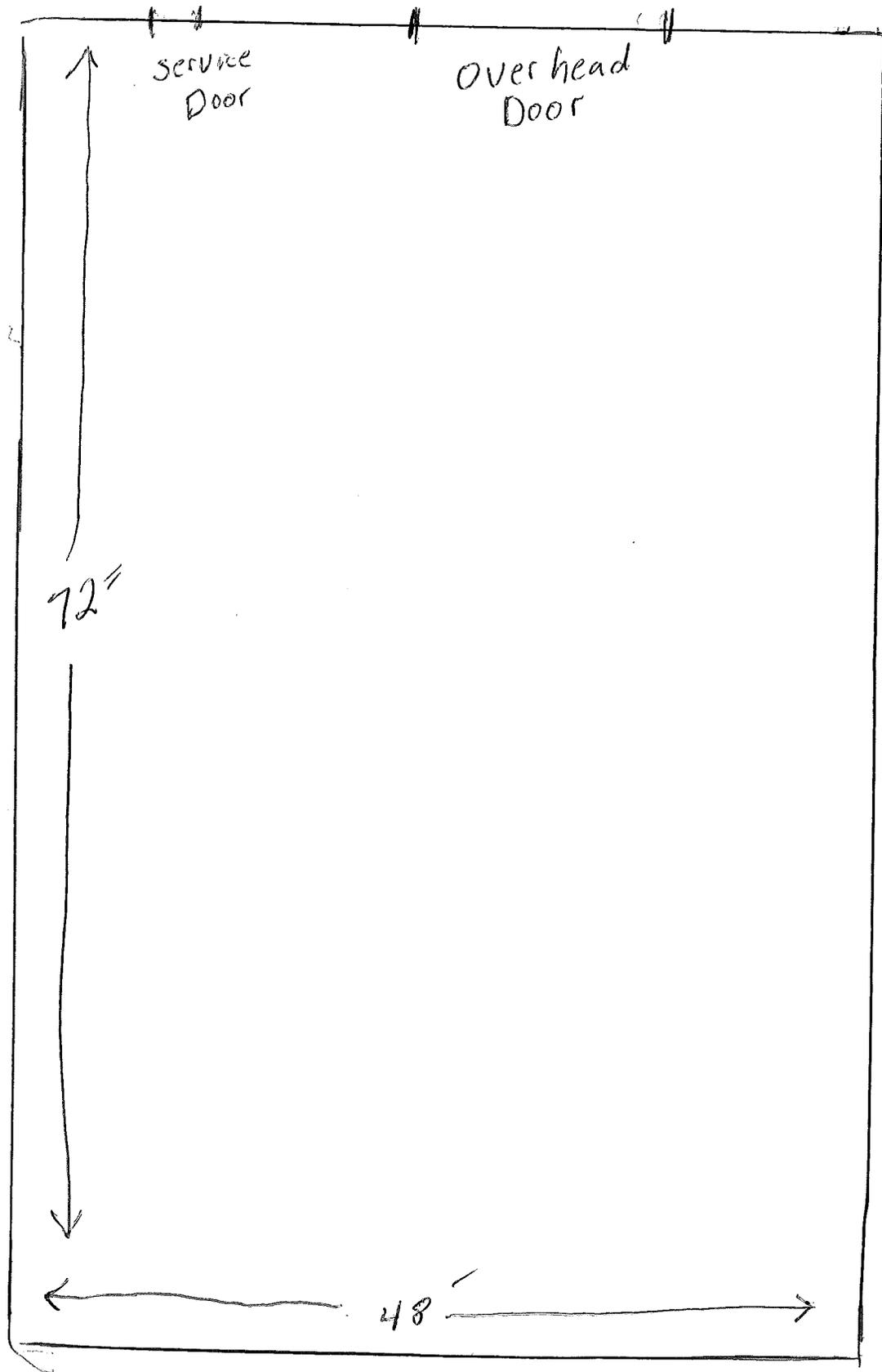
FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme



Proposed use of building will be to
Park Flat Bed Truck in out of weather, store
impounded cars by E.C. Pd... Some of the
area will also be used for storage of personal
cars & equipment.

A handwritten signature in cursive script, appearing to read "Dan Stul".



Floor Plan

Eau Claire County Parcel Mapping



1 inch = 100 feet

PLSS Lines

- Meander Line
- Forty Line
- Quarter Section Line
- Section Line

Parcel Lines

- Parcel Line
- Extended Parcel Line
- - - Tie Line
- Extended Tie Line
- Road Right-of-Way Lines

Platted Lands

- Certified Survey Map
- Condominium Plat
- Assessors or Subdivision Plat

Navigability

- Navigable
- Non-Navigable

Alternate Number = 026107103000
Survey Map Index Number = S-2769

Parcel Mapping Notes:

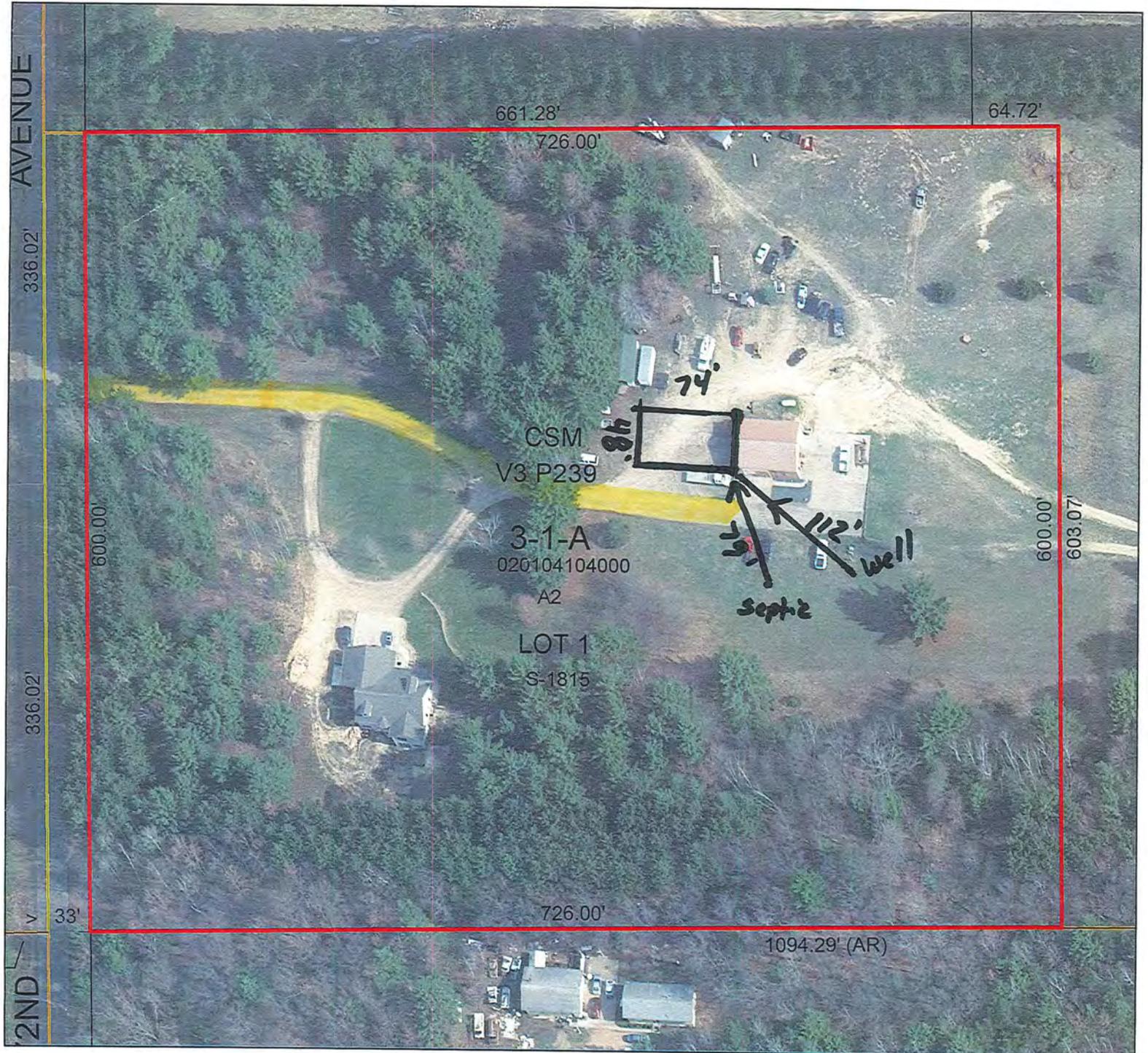
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

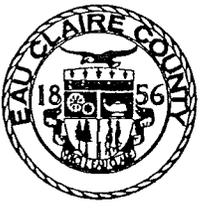
This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

Date:

Aerial Photography Flight Spring 2013
Information Current January 1, 2013





Eau Claire County
 DEPARTMENT OF PLANNING
 AND DEVELOPMENT
 Eau Claire County Courthouse, Rm. A180
 731 Oxford Avenue
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Housing & Community Development
839-4741
 Emergency Services Management
839-4736
 Real Property Description
839-2984
 Land Use Controls
839-4743
 Building Inspection
839-2944
 Land Conservation
839-6226
 Planning
839-5453
 County Surveyor
839-4742

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Pin # 18020-2-270808-310-9000

NOTIFICATION OF ACTION ON CONDITIONAL USE PERMIT

Official notification is hereby given to David Steindl, 1620 S 75th Avenue, Eau Claire, WI 54703, pursuant to your request for a conditional use permit brought before the Eau Claire County Committee on Planning and Development for action on October 8, 1991, pertaining to land located in the Town of Seymour being further described as follows: part of the NE1/4, SW1/4, Section 8, T27N, R8W.

The following action was taken by the Committee on Planning and Development on your request for a conditional use permit for allowing an autobody repair shop as a home occupation.

Approval subject to the following conditions:

1. The use be conducted within the pole shed and is per the submitted site plan.
2. Two motor vehicles may be in the process of being work on, but are to be kept in a fenced area. All parts shall be stored within the building.
3. One sign of 6 square feet shall be allowed.
4. The structure shall be approved by the County Building Inspector for use as an auto repair shop.
5. This permit is subject to Section 18.21.080 to 18.21.100.

NOTE: 18.21.080 gives applicant one year to start business; 18.21.090 outlines how a permit may be changed; and 18.21.100 allows use to continue, except if the business or use is discontinued after 12 months, then the permit is no longer valid.

October 11, 1991
 Date

James M. Emlin, Clerk
 Committee on Planning and Development

WHEREAS, Eau Claire County has determined to regulate land use within the County via the Eau Claire County Zoning Ordinance, and

WHEREAS, there are certain uses which because of their nature require special consideration to make them compatible with approved uses in any given district, and

WHEREAS, the Eau Claire County Committee on Planning and Development (Hereafter referred to as the Committee), may issue conditional use permits to allow an auto body repair shop as a home occupation, and

WHEREAS, the Committee has held a public hearing, and

WHEREAS, the Committee has determined that the proposed use can:
1) Comply with the character of the district as described and defined by the uses permitted and the intent established in the Zoning Code - Eau Claire County; 2) Blend with adjacent uses and will not cause substantial injury to the value of other property in the neighborhood; 3) Be reasonably necessary for the public convenience at that location; and 4) Be so designated, located and proposed to be operated that the public health, safety and welfare will be protected.

NOW, THEREFORE, BE IT RESOLVED that the Committee grants a conditional use permit to allow an auto body repair shop as a home occupation, Town of Seymour, Eau Claire County, Wisconsin and subject to the following conditions:

1. That this permit is subject to revocation or modification of or further conditioning by the Committee if:
 - A. The Committee finds that there has been noncompliance with any of the following conditions, or
 - B. The Committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing and heard in the following manner.

Whenever, in the opinion of the Zoning Officer or the Committee, the conditions of the granting of this conditional use permit have been violated, the Zoning Officer shall call a hearing to be held on the matter of revocation of said permit by giving notice of hearing as provided in the Zoning Code - Eau Claire County, and in addition thereto, by serving by mail upon the owner of such property, as such fact appear from the latest tax rolls of the County of Eau Claire an order to show cause why such permit should not be revoked.

After the conduct of such revocation hearing, the Committee may revoke such permit, modify the same or deny the revocation.

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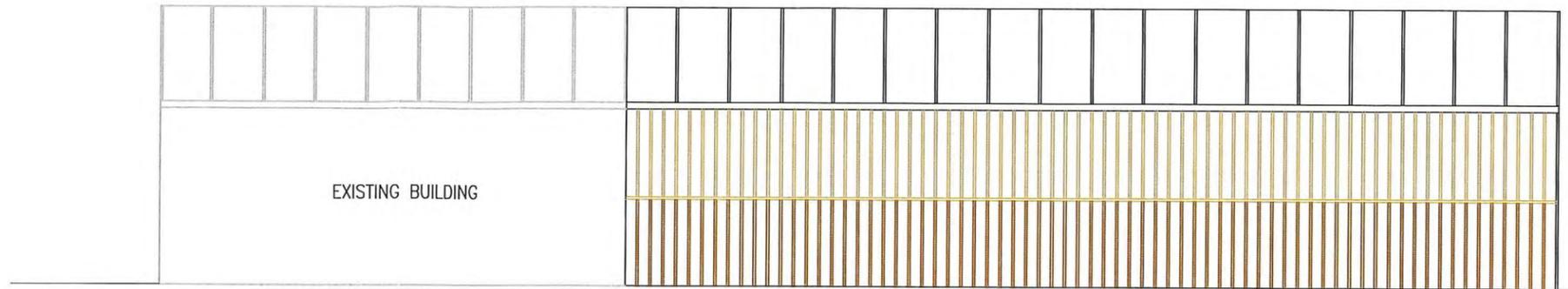
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B

B

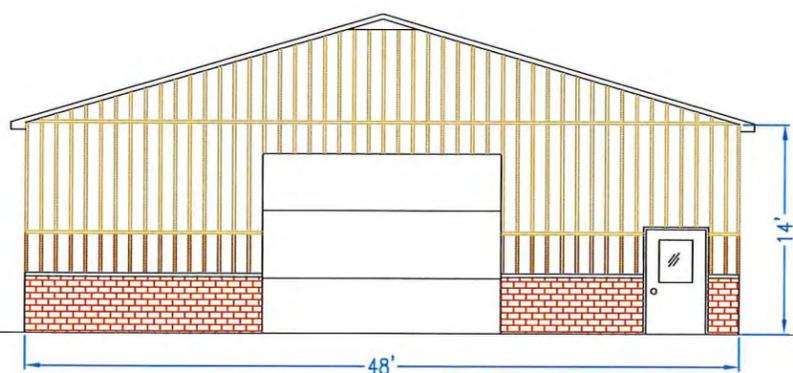
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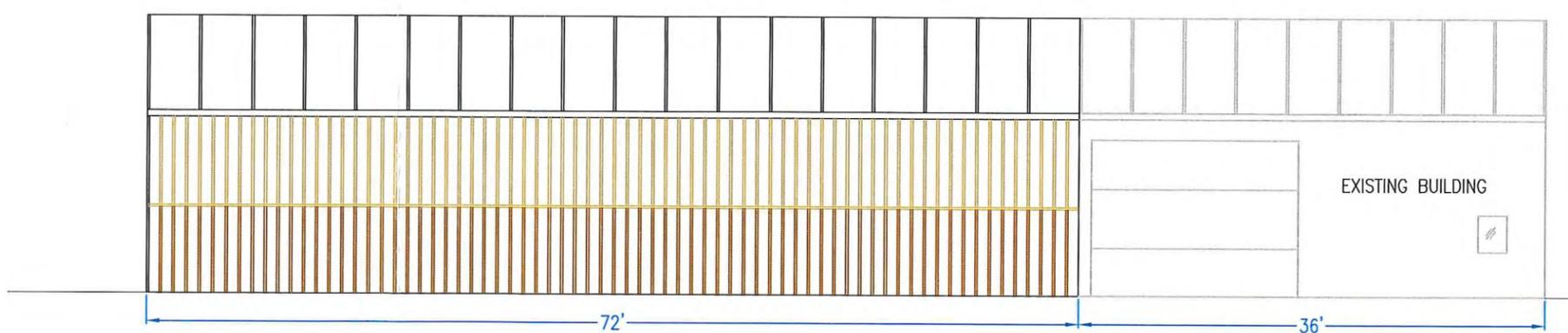


NORTH ELEVATION NEW BUILDING
NO SCALE

NORTH ELEVATION EXISTING BUILDING
NO SCALE



EAST ELEVATION
NO SCALE



SOUTH ELEVATION NEW BUILDING
NO SCALE

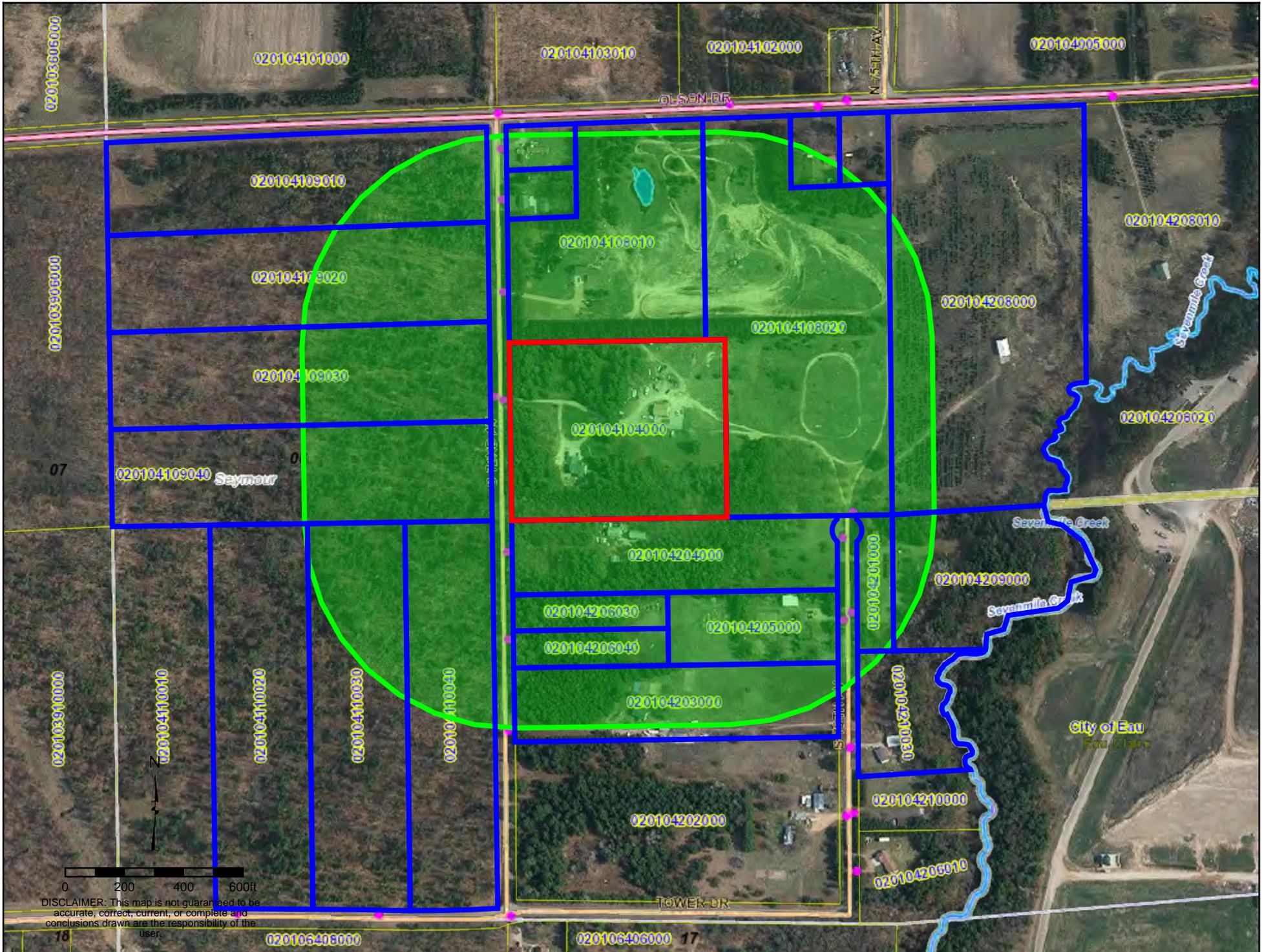
SOUTH ELEVATION EXISTING BUILDING
NO SCALE

STEINDL AUTO BODY SHOP ADDITION			
1633 SOUTH 72nd AVE			
SEPT 29, 2016	NO SCALE		
DWG NO. 101	ELEVATION VIEW		REV. 0

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Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1802022708083202000	GARNER, KYLE	1015 6TH AVE	EAU CLAIRE	WI	54703
1802022708083100001	HATZINGER, NICK J & JESSICA A	1745 S 72ND AVE	EAU CLAIRE	WI	54703-9798
1802022708083400004	KARKER, THOMAS W & KAYLENE M	1515 S 72ND AVE	EAU CLAIRE	WI	54703-9798
1802022708083202001	KOPSELL, DONALD	3721 VALLEY VIEW PL	EAU CLAIRE	WI	54701-5075
1802022708083409004	KRALL, LOIS F	1500 S 75TH AVE	EAU CLAIRE	WI	54703-9728
1802022708083309003	MARS, LARRY	5449 BURNELL DR	EAU CLAIRE	WI	54703-8702
1802022708083100002	NICOLAI, JENNIFER L	7415 OLSON DR	EAU CLAIRE	WI	54703-9727
1802022708083100003	NORTH, CHARLES	8108 PARTRIDGE RD	EAU CLAIRE	WI	54703-9646
1802022708083309001	POPE, WENDY	2139 MOHOLT DR	EAU CLAIRE	WI	54703-2503
1802022708084309001	RAY, TERRY L	1353 S 75TH AVE	EAU CLAIRE	WI	54703-9728
1802022708083309002	ROBELIA, DUSTIN	4346 TWEED DR	EAU CLAIRE	WI	54703-6302
1802022708083202002	SLAYTON, FREDERICK	22303 52ND ST	NEW AUBURN	WI	54757-5427
1802022708083400003	SMITH, PAUL A & KATHY M	E 17210 SCENIC DR	FALL CREEK	WI	54742-5009
1802022708083109002	STEINDL, MICHAEL	5159 N SHORE DR	EAU CLAIRE	WI	54703-2071
1802022708083109001	STEINDL, ROBERT W	1739 S 72ND AVE	EAU CLAIRE	WI	54703
1802022708083409002	STORLIE, STEVEN K	3626 SEYMOUR RD 67 TRLR	EAU CLAIRE	WI	54703-2290
1802022708083400001	SUPERIOR SEVEN MILE CREEK LANDFILL LLC	8001 OLSON DR	EAU CLAIRE	WI	54703



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0014-16

COMPUTER NUMBERS: 018-1008-06-020

PUBLIC HEARING DATE: November 15, 2016

STAFF CONTACT: Rod Eslinger, Land Use Manager

OWNER: Travis and Amy Quella, E 3015 County Road HH, Eleva, WI 54738

AGENT: Same

REQUEST: Amend conditional use permit CUP2007-22 for an animal kennel for foster dogs for adoption.

LOCATION: E 3015 County Road HH, Eleva, WI 54738

LEGAL DESCRIPTION: The east ½ of the north ½ of the fractional NE¼, NW¼, Section 3, T25N, R9W, Town of Pleasant Valley. The property is located on the south side of County Road HH, about ½ mile west of the intersection of County Road HH and State Road 93.

SUMMARY

ORIGINAL REQUEST: The applicant was approved to construct a 30 ft x 64 ft building to be used as a specialized kennel intended for caring for senior dogs that are available for adoption. The kennel is known as Bob's House. Bob's House is a nonprofit "foster facility for dogs" that is owned by the applicants. A Board of Directors oversees the operations of the facility. The owners along with volunteers work at the facility. Adoption of dogs would be handled administratively by the Humane Association. Conditional use permit CUP2007-22 allowed the applicants to have up to 12 dogs onsite at any given time.

PROPOSED AMENDMENT: With this request, the applicants are requesting to increase the limitation of 12 dogs onsite to 20 dogs at the foster facility. Bob's House will remain an adoption and foster care facility for senior canines.

SITE CHARACTERISTICS:

- The applicants own 10.7 acres.
- Currently situated on the property is a single family home and several out buildings.

CURRENT ZONING:

A-2 Agriculture-Residential District. The purpose of the A-2 District is to "Provide an area for limited residential and hobby farm development in a rural atmosphere" and to "preserve the county's natural resources and open space."

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	A2	Agricultural Use

West	RH & A2	Vacant land, forested, wetlands
South	A2	Wetlands, forested
East	A2	Residential-Single Family, Ag. Fields

LAND USE PLANS

The County Land Use Plan, adopted in 2010, includes this property in a Rural Lands planning area; the Town of Pleasant Valley Comprehensive Plan places this property in a Rural Preservation area.

Eau Claire County - Rural Lands (RL)

Intent and Description: The primary intent of these areas is to preserve their rural character. This is accomplished by preserving productive agricultural lands, protecting existing farm & forestry operations from encroachment by incompatible uses, promoting further investments in farming, maintaining farmer eligibility for incentive programs, and preserving wildlife habitat and open spaces.

APPLICABLE ZONING REGULATIONS

Section 18.01.010 Purpose. This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

Section 18.05.030 Conditional uses. In the A-2 district, the following uses are conditional, and are subject to the provisions of Chapter 18.21:

G. Animal kennel operations and cemeteries;

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

ANALYSIS: It appears that the application meets all the criteria required for a kennel for Bob’s House. The request to amend the conditional use permit (CUP2007-22) to allow an increase in the number of dogs kept onsite from 12 to 20 does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. It does not appear that the kennel will not result in any nuisance factors such as noise, dust, or fumes. Bob’s House has been operated from the property since 2007 with no complaints from the public.

TOWN BOARD ACTION: The Town of Pleasant Valley generally does not comment on conditional use permit requests but they will review this request at their regular meeting on November 14, 2016.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the request to increase the number of dogs kept onsite from 12 to 20 will meet all of the standards for conditional uses and the use is consistent with the purpose of the zoning ordinance.

Staff recommends that the committee approve the conditional use permit with the following conditions:

1. The site plan that was submitted with the application shall be revised to include the following: the location of the driveway and access to the kennel; the location of a parking lot as required by the code; the location of the fenced area; and the location of any facilities that may be used for animal waste management such as dumpsters or other storage areas. The revised site plan shall be submitted to the Department of Planning and Development and shall be attached to and made a part of the permit.
2. A floor plan, drawn to scale, shall be drawn up for the kennel and submitted to the Department of Planning and Development showing the following: location and size of kennels; aisles between kennels; storage facilities for animal waste; other storage facilities for food and other materials used in the operation of the kennel; any office space and/or reception area; space for washing or grooming animals; and bathroom facilities.
3. The kennel is to be used as an adjunct to Humane Association kennels. Boarding of dogs for private individuals or breeding of dogs for sale shall not be allowed. A new conditional use permit shall be required for boarding of dogs for private individuals or breeding dogs for sale.
4. An animal waste management plan shall be submitted to the Land Conservation Division of the Department of Planning and Development.
5. The hours of operation during which clients who may adopt dogs can visit the property, shall be from 8:00 a.m. – 8:00 p.m. by appointment only, Monday through Sunday. The hours that dog may be allowed outside in the fenced area for exercise shall be between 8:00 a.m. and 8:00 p.m. daily and the caretaker shall supervise the dogs at all times. Individual dogs may be allowed outside under supervision by the owner or other caretaker one-at-a-time at any hour for sanitary purposes.
6. All lighting shall be shielded and deflected in such a way that light does not encroach on neighboring parcels.
7. Any signs shall meet the requirements of Section 18.26.020.E of the Zoning Code. All new signs shall require the issuance of a land use permit by the Planning Department.
8. The site plan that was submitted with the application shall be attached to and made a part of the permit.
9. No more than 20 dogs shall be allowed in the kennel at any given time.
10. There shall be at least one caretaker on the premises at all times during the hours of operation. Caretakers may include volunteers who have agreed to work for the kennel and the owners of the property.
11. The Land Use Manager can approve minor alterations from the terms of the permit. A major change does require the approval of the committee at a public hearing.
12. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
13. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.

District 7: Chilson

Eau Claire County
Department of Planning and Development
Eau Claire County Courthouse
721 Oxford Avenue, Room 3344
Eau Claire, Wisconsin 54703
(715) 839-4741

Application Accepted: 10/20/2016
Accepted By: Rod Eslinger
Receipt Number: 49092
Town Hearing Date:
Scheduled Hearing Date: 11/15/2016
Application No: CUP-0014-16
Appl Status: Pending

Conditional Use Permit - County

Owner/Applicant Name(s): Travis J & Amy L Quella	Address: (ow) E 3015 COUNTY RD HH ELEVA	Telephone: 715-552-4485(C) 715-839-4992(W)
--	---	--

Site Address(es): E 3015 COUNTY ROAD HH ELEVA	Property Description: Sec 03 Twn 25 Rge 09	Town of Pleasant Valley	Lot Area: 10.795	ACRES
Zoning District(s): A2				

Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
--	------------------------------------	--------------------------------------	----------------------------------	--	--

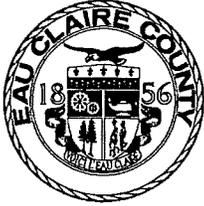
PIN 1801822509032100003	Alternate No 018100806020	Parcel No 25.9.3.2-1-C	Legal (partial) E 1/2 OF THE N 1/2 OF THE FRAC NE-NW
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General Description: Type: Kennels Description of Proposed Use: AMEND CUP2007-22 TO ALLOW UPTO 20 DOGS ONSITE.	Conditional Use Contract: Structure Check: Yes
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I certify by my signature that all the information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature see attached application Date _____
Check if DATCAP must be notified _____ Check if DNR to Receive Copy _____

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.



Eau Claire County
Department of Planning and Development
 Eau Claire County Courthouse
 721 Oxford Avenue, Room 3344
 Eau Claire, Wisconsin 54703
 (715) 839-4741

Application Accepted:	
Accepted By:	<i>Rod</i>
Receipt Number:	<i>49092</i>
Town Hearing Date:	<i>Pt. Juley</i>
Scheduled Hearing Date:	<i>11/15/16</i>

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	<i>Travis & Amy Duella</i>	Phone#	<i>715-878-4505</i>
Mailing Address:	<i>E3015 Cty Rd. HH</i>		
Email Address:	<i>info@bobs-house-for-dogs.org</i>		
Agent Name:	<i>Same as above</i>	Phone#	
Mailing Address:			
Email Address:			

office
Amy's cell

SITE INFORMATION

Site Address:	<i>E3015 Cty Rd. HH Eleva, WI 54738</i>		
Property Description:	<u> </u> ¼ <u> </u> ¼ Sec. <u> </u> T. <u> </u> N, R <u> </u> W, Town of <u> </u>		
Zoning District:	Code Section(s):		
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining		
Computer #(s):	<i>018 - 1008 - Ou - 020</i>		

GENERAL APPLICATION REQUIREMENTS

18018-2-250903-210-0003

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application	<input type="checkbox"/> Provide \$500.00 application fee (non-refundable), payable to the Eau Claire County Treasurer
--	---	---	--

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature *Amy Duella* Date *10-1-14*

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

At the public hearing, the applicant may appear in person or through an agent or an attorney of his/her choice. The applicant/agent/attorney may present testimony, evidence and arguments in support of the application. All site plans, pictures, etc. become the property of the Department, and will remain in the file.

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all of the sections below that are applicable to your request, and attach all appropriate maps or plans described below that are relevant to your request.

WRITTEN DESCRIPTION OF THE PROPOSED USE:

General description of the use (home occupation, accessory structure in excess of 1,200 square feet, filling in a floodplain, non-metallic mining, or any other listed conditional use in zoning districts).

We would like to increase our limitation of 12 dogs to 20 dogs at our foster facility.

IF THE PROPOSED USE INVOLVED A BUSINESS ACTIVITY, DESCRIBE THE PROPERTY

Description of the type of business activity:

A adoption and Foster Care Center for senior canines.

Equipment used in the business activity:

None

Days and hours of operation: 7am - 9pm

Number of employees: 10

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

Visual screening measures (plants, fences, walls, etc.)

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

SCALED SITE PLAN

- | | |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures | <input type="checkbox"/> Landscape and screening plans |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning | <input type="checkbox"/> Show the well and septic system |
| <input type="checkbox"/> Site access, driveway, and nearest road (labeled) | <input type="checkbox"/> Parking areas with spaces |
| <input type="checkbox"/> Drainage plans including the erosion control plan | <input type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property |
| <input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc. | |
| <input type="checkbox"/> The location of any equipment that will be used | |

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- | |
|--|
| <input type="checkbox"/> Show floor plan, including attics |
| <input type="checkbox"/> Show scaled building elevations |
| <input type="checkbox"/> Show color scheme |

Eau Claire County Parcel Mapping



1 inch = 125 feet

PLSS Lines

- Meander Line
- Forty Line
- Quarter Section Line
- Section Line

Parcel Lines

- Parcel Line
- Extended Parcel Line
- - Tie Line
- Extended Tie Line
- Road Right-of-Way Lines

Platted Lands

- Certified Survey Map
- Condominium Plat
- Assessors or Subdivision Plat

Navigability

- Navigable
- Non-Navigable

Alternate Number = 026107103000
Survey Map Index Number = S-2769

Parcel Mapping Notes:

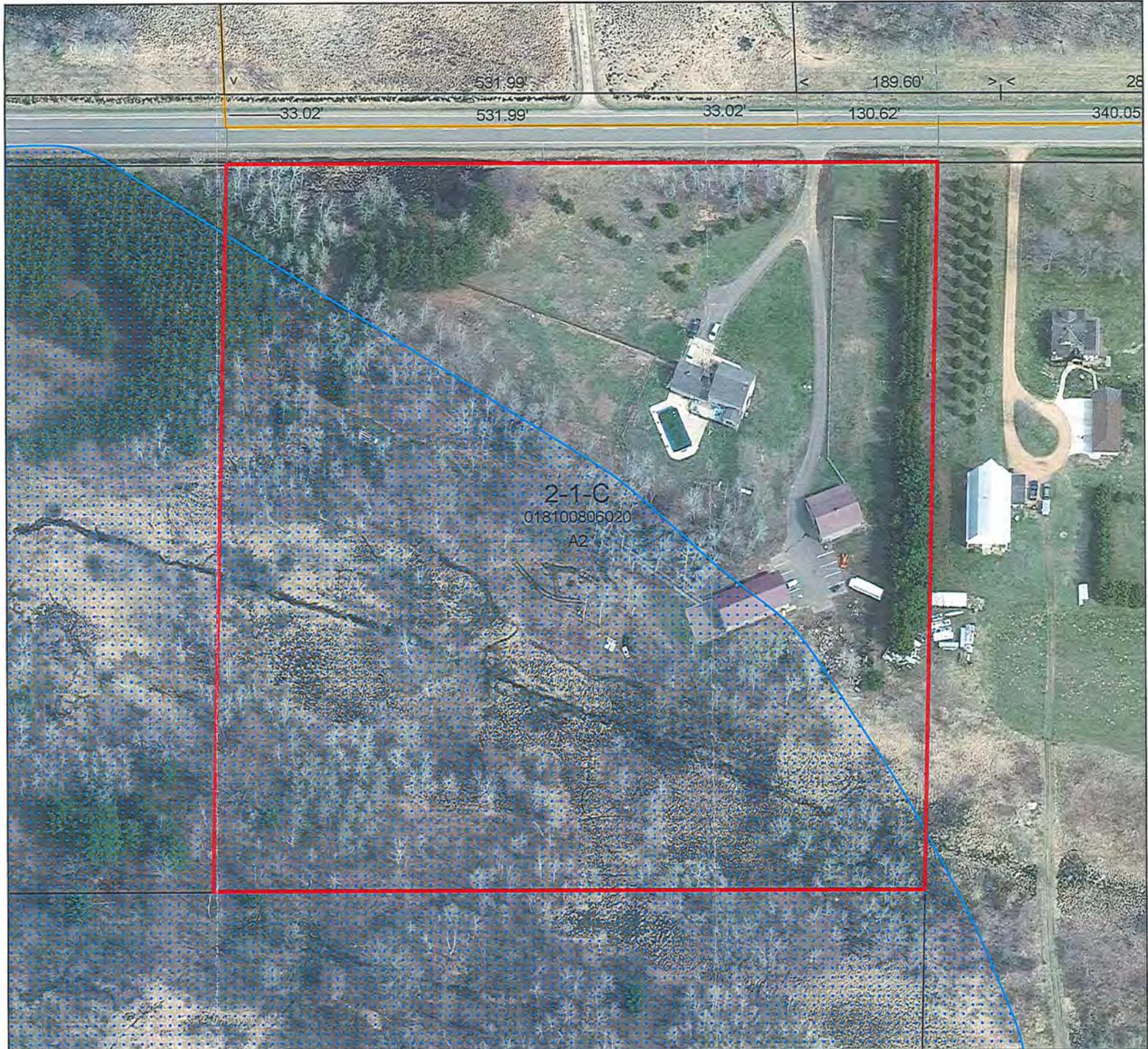
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_W_EauClaire_Foot

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

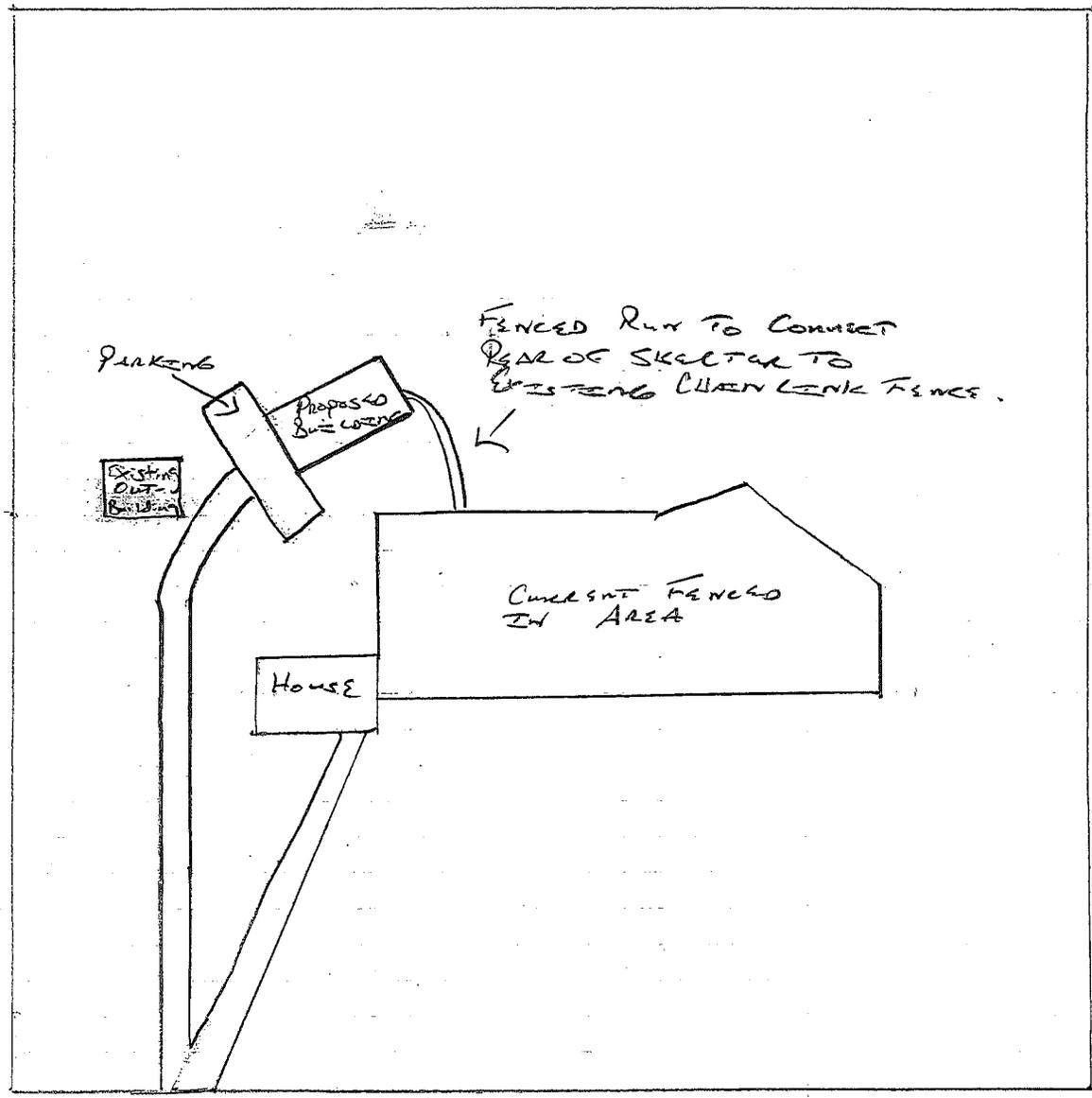
Date:

Aerial Photography Flight Spring 2013
Information Current January 1, 2013



E3015 City Rd HH
Traves Quispa
Property

↓
NORTH



Each Square = Approx 20'

RECEIVED

APR 22 2008

PLANNING & DEVELOPMENT

11

CONDITIONAL USE PERMIT #CUP2007-22

On Tuesday, July 24, 2007 the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit for an animal kennel to foster dogs for adoption, Town of Pleasant Valley, Eau Claire County, Wisconsin and subject to the following conditions:

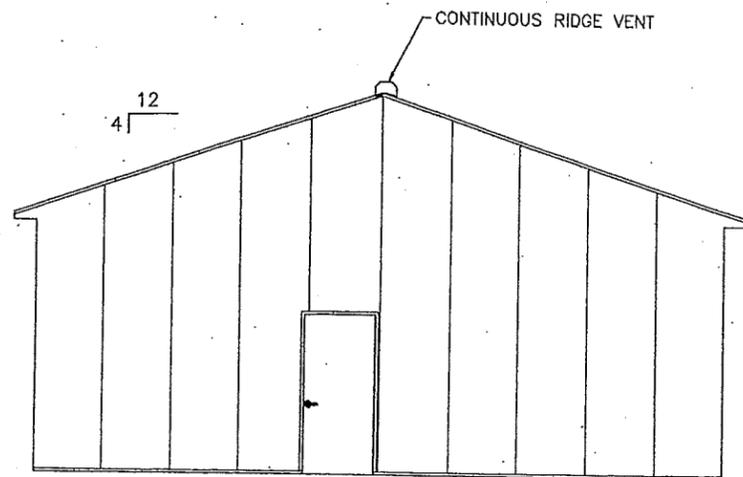
1. The site plan that was submitted with the application shall be revised to include the following: the location of the driveway and access to the kennel; the location of a parking lot as required by the code; the location of the fenced area; and the location of any facilities that may be used for animal waste management such as dumpsters or other storage areas. The revised site plan shall be submitted to the Department of Planning and Development and shall be attached to and made a part of the permit.
2. A floor plan, drawn to scale, shall be drawn up for the kennel and submitted to the Department of Planning and Development showing the following: location and size of kennels; aisles between kennels; storage facilities for animal waste; other storage facilities for food and other materials used in the operation of the kennel; any office space and/or reception area; space for washing or grooming animals; and bathroom facilities.
3. The kennel is to be used as an adjunct to Humane Association kennels. Boarding of dogs for private individuals or breeding of dogs for sale shall not be allowed. A new conditional use permit shall be required for boarding of dogs for private individuals or breeding dogs for sale.
4. An animal waste management plan shall be submitted to the Land Conservation Division of the Department of Planning and Development.
5. The hours of operation during which clients who may adopt dogs can visit the property shall be from 8:00 am – 8:00 pm by appointment only, Monday through Sunday. The hours that dog may be allowed outside in the fenced area for exercise shall be between 8:00 am and 8:00 pm daily and the caretaker shall supervise the dogs at all times. Individual dogs may be allowed outside under supervision by the owner or other caretaker one-at-a-time at any hour for sanitary purposes.
6. All lighting shall be shielded and deflected in such a way that light does not encroach on neighboring parcels.
7. Any signs shall meet the requirements of Section 18.26.020.E of the Zoning Code. All new signs shall require the issuance of a land use permit by the Planning Department.
8. The applicant shall obtain all other necessary permits and approvals including but not limited to a land use permit, commercial building permit, and sanitary permit.
9. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
10. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.
11. No more than 12 dogs shall be allowed in the kennel at any given time.
12. There shall be at least one caretaker on the premises at all times during the hours of operation. Caretakers may include volunteers who have agreed to work for the kennel and the owners of the property.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

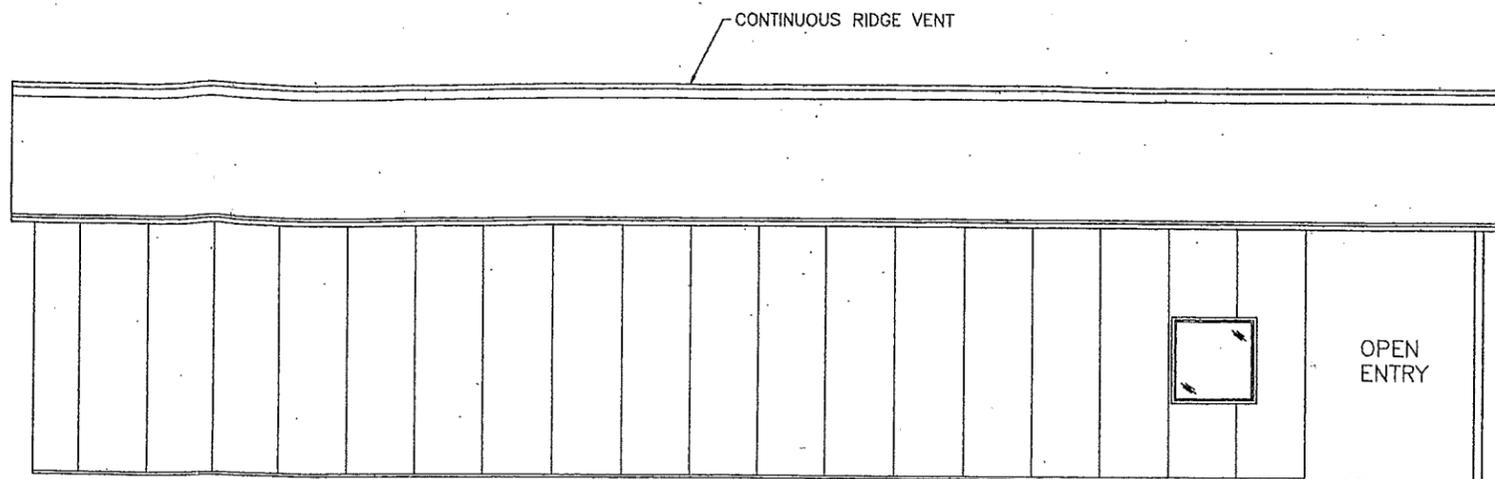
Under Section 18.21.090, this permit is subject to revocation or modification of or further conditioning by the Committee if:

A. The Committee finds that there has been noncompliance with any of the conditions established above.

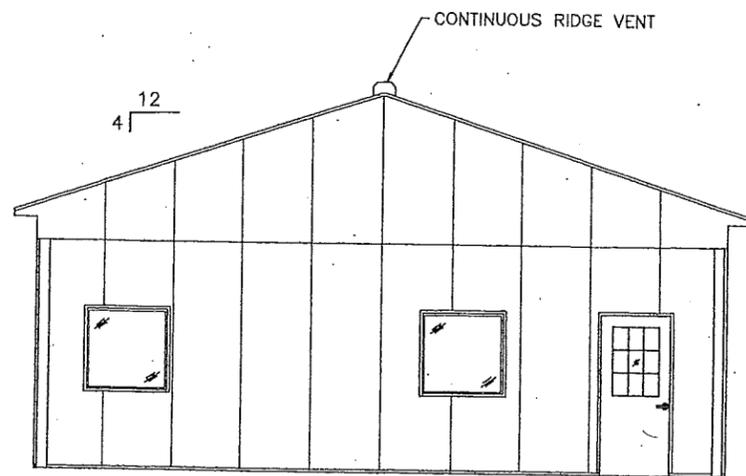
B. The Committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing and heard in the following manner.



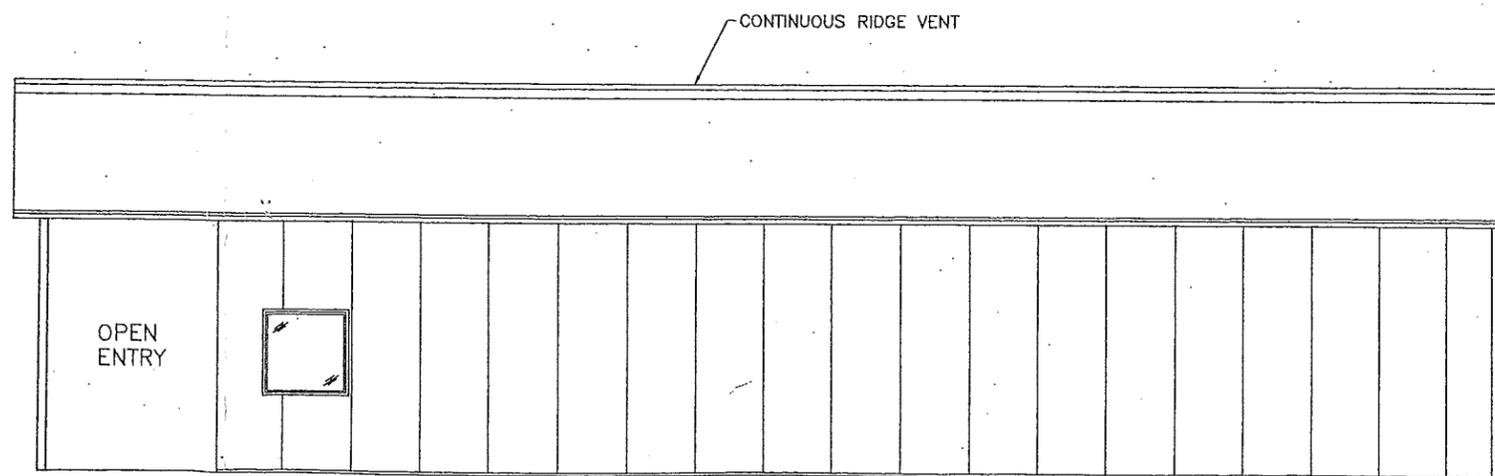
RIGHT ENDWALL



SIDEWALL



LEFT ENDWALL



SIDEWALL

All concepts, design layout plans, details and arrangements indicated by this drawing are the property of Nel-Struct, LLC. They were created as instruments of service for the specific project and shall not be used or reproduced without the express written consent of Nel-Struct, LLC.

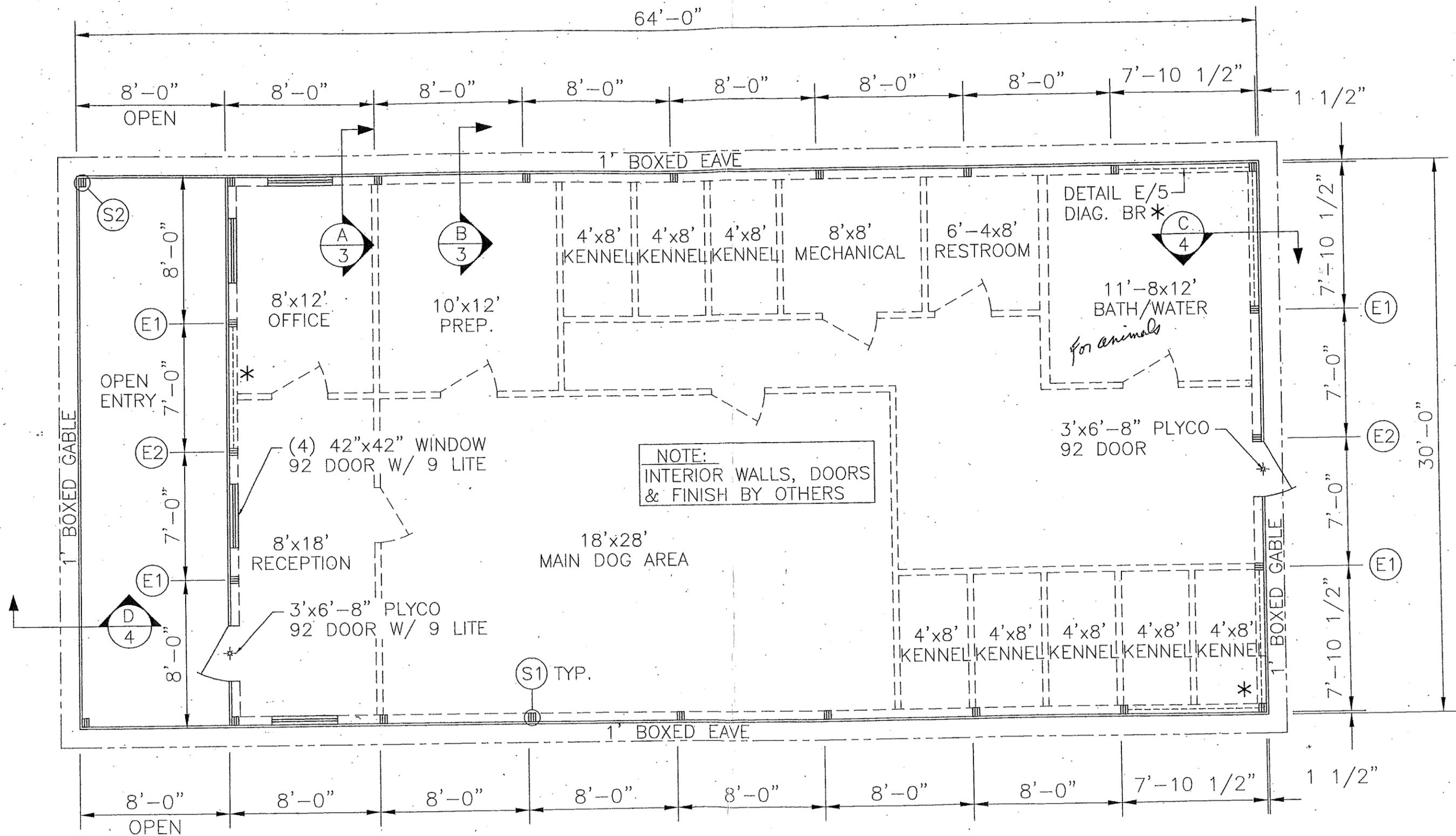
NEL-STRUCT, LLC. EAU CLAIRE, WI COPYRIGHT

NEL-STRUCT
 NELSON STRUCTURAL ENGINEERING
 2620 STEIN BOULEVARD
 EAU CLAIRE, WI 54701
 (715) 836-9794

No.	Date	Revision Description	By
1.			
2.			
3.			

Project Name: **AMERIBUILT BUILDINGS INC.**
 Travis Quella Eleva, WI.

Cad Dwg	Date	Scale
Quella	4-13-07	1/8" = 1'-0"
Drawn By	Checked By	Sheet No.
Ll		2



FLOOR PLAN

* DENOTES DIAG. BRACING

All concepts, design layout plans, details and arrangements indicated by this drawing are the property of Nel-Struct, LLC. They were created as instruments of service for the specific project and shall not be used or reproduced without the express written consent of Nel-Struct, LLC.

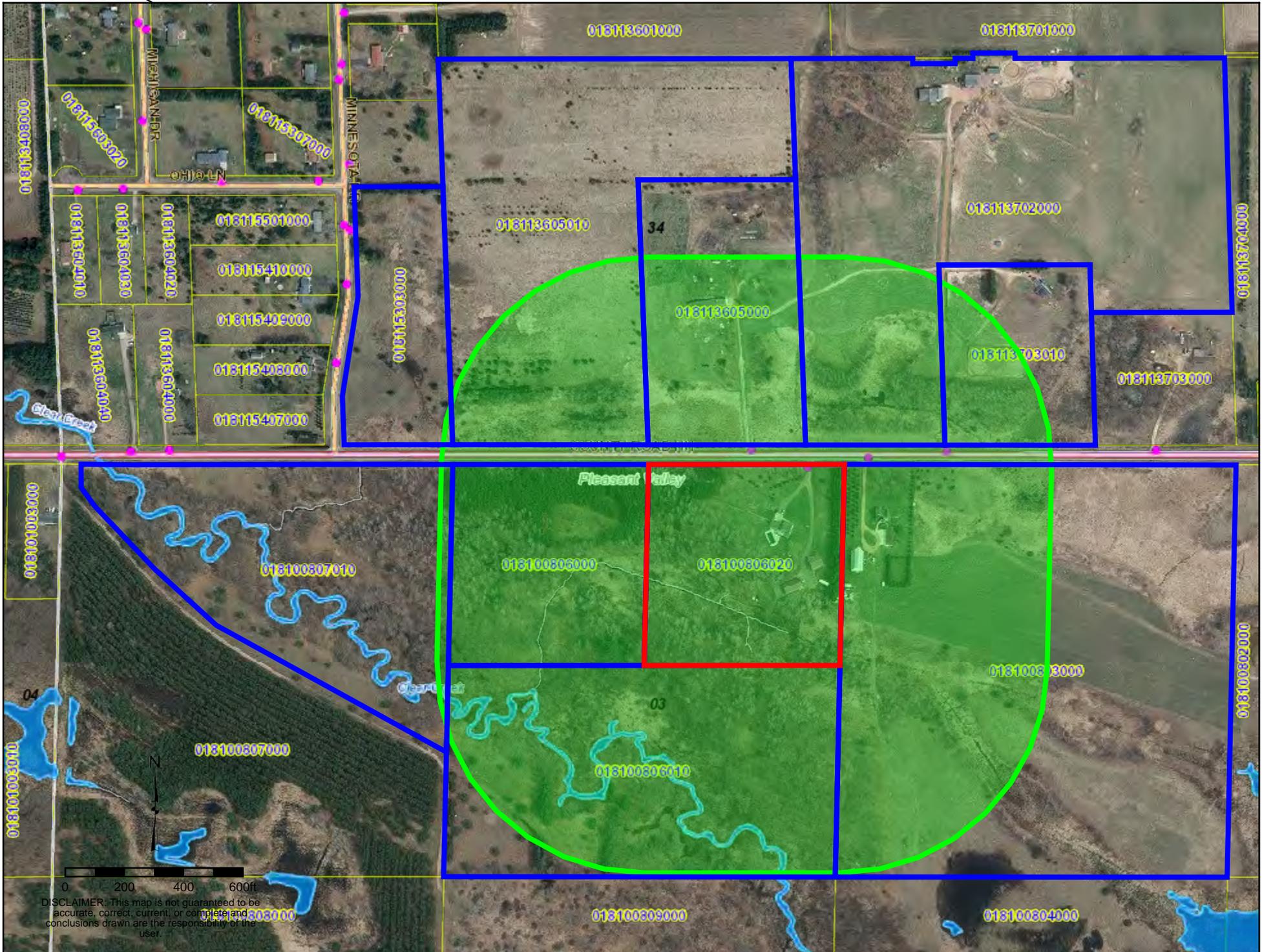
NEL-STRUCT, LLC. EAU CLAIRE, WI COPYRIGHT

NELSON STRUCTURAL ENGINEERING
 2620 STEIN BOULEVARD
 EAU CLAIRE, WI 54701
 (715) 836-9794

No.	Date	Revision Description	By
1.			
2.			
3.			

Project Name: **AMERIBUILT BUILDINGS INC.**
 Travis Quella Eleva, WI.

Cad Dwg Quella	Date 4-13-07	Scale 3/16"=1'-0"
Drawn By Ld	Checked By	Sheet No. 1



Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1801822609343400002	FLATEN, CHRISTIAN	S 10095 MINNESOTA DR	ELEVA	WI	54738-2201
1801822609343302000	HO-CHUNK NATION HOME OWNERSHIP PROGRAM	170 PO BOX	TOMAH	WI	54660-0170
1801822609344309001	JACKSON, JEFFREY A & MARGARET M	E 3130 COUNTY RD HH	ELEVA	WI	54738
1801822509032100001	LARSON, BETH A	3121 SUMMERFIELD DR	EAU CLAIRE	WI	54701-5054
1801822509032100002	LUND, MARK A & CANDYCE J	S 9530 COUNTY RD I	ELEVA	WI	54738
1801822509031200001	ROINESTAD, WAYNE C & CONSTANCE J	E 3065 COUNTY RD HH	ELEVA	WI	54738
1801822509032200002	STATE OF WISCONSIN, DEPT NATURAL RESOURCES	7921 PO BOX	MADISON	WI	53707

Rod Eslinger

From: Earthbound Environmental Solutions, LLC <admin@earthboundenviro.com>
Sent: Thursday, October 27, 2016 4:00 PM
To: Rod Eslinger
Subject: CUP Review

Hello Rod,

The purpose of this correspondence is to formally request to be added to the 11/15/16 agenda for the Planning and Development Committee in order for our Conditional Use Permit (# 0034-14) to be reviewed as required in Item #18 outlined in the CUP. October 26, 2016 marked 1 year of commencement of operations.

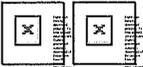
Thank you kindly,
Jamie

*Jamie and Zacharious Pappas
Principal Owners
Earthbound Environmental Solutions, LLC*



Earthbound Environmental Solutions, LLC
Office: (715) 952-5608

Website: www.earthboundenviro.com
Leadership Team Email: admin@earthboundenviro.com
General Information Email: info@earthboundenviro.com



Earthbound in recent media
[Volume One Article](#)
[Chippewa Valley Post Article](#)
[WOOW News Feature](#)



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741**

Housing & Community Development
839-6240

Emergency Services Management
839-4736

Land Information
839-4742

Land Use Controls
839-4743

Building Inspection
839-2944

Land Conservation
839-6226

January 30, 2015

Midwest Environmental Resources
2809 E Hamilton Ave #125
Eau Claire WI 54701

RE: CUP-0034-14

Dear Property Owner(s):

The Eau Claire County Committee on Planning and Development held a public hearing on Tuesday, January 27, 2015, concerning a conditional use permit request for a commercial composting facility pursuant to Section(s) 18.15.030 Q. of the Eau Claire County Code.

Property Owner: Midwest Environmental Resources

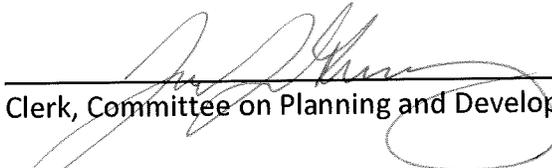
Applicant: Owner

Zoning District: I-1 Nonsewered Industrial and A-2 Agriculture-Residential

The committee after receiving staff analysis and recommendations, and after considering the testimony given at the hearing, has approved the conditional use permit with conditions (see attached conditions). **The permit is not valid until such time as all conditions are met and approval granted by the Eau Claire County Planning and Development Department.**

In the event that the petitioner, the county, or an aggrieved person objects to the decision of the committee, they have 30 days from the date the decision is written and filed to appeal the decision to the Eau Claire County Board of Land Use Appeals. Administrative appeal applications can be obtained from the Eau Claire County Planning and Development Department, or from the Eau Claire County website. <<http://www.co.eau-claire.wi.us>> Select *Departments>> Planning & Development>>Applications, Forms, and Guides.*

1-30-15
Date


Clerk, Committee on Planning and Development

Copy: Property owners within 660 feet of request.

CONDITIONAL USE PERMIT # CUP-0034-14

On Tuesday, January 27, 2015, the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit request for a commercial composting facility in the Town of Washington, Eau Claire County, Wisconsin, and subject to the following conditions.

1. The materials submitted with the application shall be attached to and made a part of the permit, and all development of the site shall be done in accord with the site plans.
2. Prior to the commencement of construction, the applicant shall obtain all Federal, State, County and Town approvals and permits for the proposed development; including but not limited to, erosion control and storm water management, access, commercial building and electrical, sanitary and well permits, and land use (zoning).
3. The site shall be properly permitted and licensed by the State of Wisconsin as a composting facility. Upon request by the Department of Planning and Development, the applicant shall provide proof of state approvals, permits and/or licenses.
4. The facility shall be operated in compliance with Wis. Admin. Code NR 502.12.
5. The applicant is responsible to maintain the site in a nuisance free manner.
6. The applicant shall secure all required approvals from the Wisconsin Department of Transportation to re-locate the driveway on the property to an acceptable location.
7. Prior to allowing public access the facility, the applicant is required to coordinate with the Wisconsin Department of Transportation to facilitate improvements at the access, including a turn and/or by-pass lanes on U.S. HWY 12. This may include a traffic impact study to determine the type of improvements needed at the entrance.
8. A landscaping plan for the property shall be submitted to the department for review and approval. The plan must show all existing and proposed vegetation, including the size, density, and vegetation type.
9. The applicant shall secure a land use permit for the signage from the Department of Planning and Development and the Wisconsin Department of Transportation.
10. All drives and parking areas shall be provided with a dust-free, all weather surface, with proper surface drainage. The committee must approve the type of surface.
11. All lighting shall be shielded and pointed downward so not to cause light pollution at the property boundary.
12. This approval does not include a material recovery facility (MRF) or compost bagging facility onsite. Separate approvals would be required for either use.
13. The Land Use Supervisor can approve minor alterations from the terms of the permit. A major change requires the approval of the Committee at a public hearing.
14. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property, at least four times per year, at reasonable times to inspect the premises for compliance with the conditions of the permit.
15. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.
16. Applicant will install a rodent free fence around the actual composting operation, subject to review and approval of staff.
17. Hours of operation at the site are to be from 7 a.m. to 6 p.m.
18. This committee will review the conditional use permit at a regular committee meeting one year after commencement of operations. If amendments are necessary upon review, the applicant will be required to pay for and attend a public hearing on the matter.
19. Applicant is required to notify staff at least 72 hours in advance of the commencement of operations.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation, modification, or further conditions by the committee if:

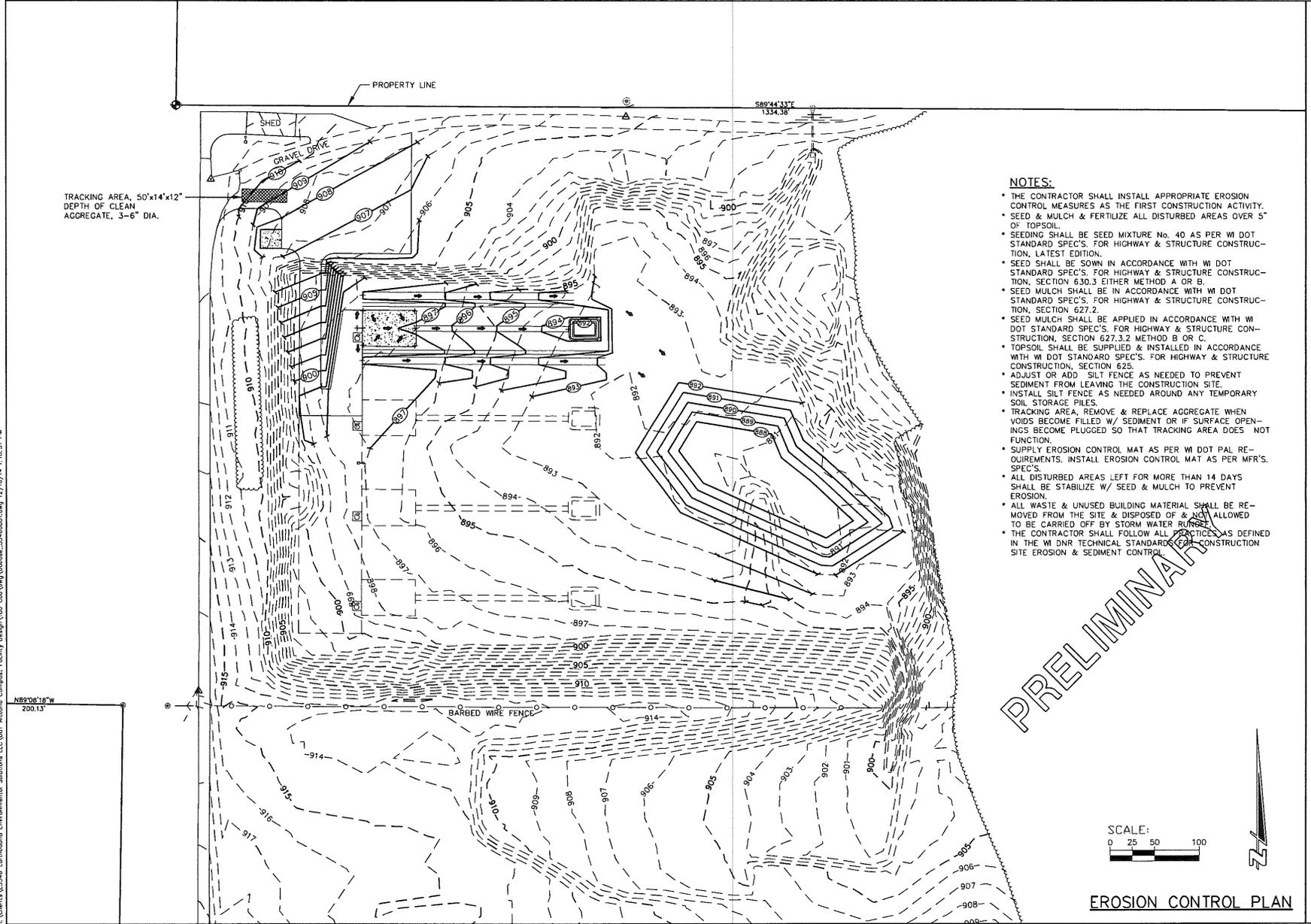
- A. The committee finds that there has been noncompliance with any of the conditions established above.

- B. The committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing, and heard in the manner described below.

Whenever, in the opinion of the Land Use Supervisor, or the committee, the conditions required of this conditional use permit have been violated, the Land Use Supervisor shall call a hearing to be held on the matter of revocation of said permit by providing notice of a hearing as described in the Eau Claire County Zoning Code. In addition, the owner of the property, as described by the most current tax rolls of Eau Claire County, shall be served by mail with an order to show cause.

After the revocation hearing has been conducted, the committee may revoke or modify the original permit, or deny the revocation.

I:\Users\A\5546 EarthBound Environmental Solutions LLC\01 Altonia Compost Facility Design\100 Cont\Wg\08base_5546001.dwg 12/16/14 1:18:51 PM



NOTES:

- THE CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES AS THE FIRST CONSTRUCTION ACTIVITY.
- SEED & MULCH & FERTILIZE ALL DISTURBED AREAS OVER 5" OF TOPSOIL.
- SEEDING SHALL BE SEED MIXTURE No. 40 AS PER WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION.
- SEED SHALL BE SOWN IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 630.3 EITHER METHOD A OR B.
- SEED MULCH SHALL BE IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.2
- SEED MULCH SHALL BE APPLIED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 627.3.2 METHOD B OR C.
- TOPSOIL SHALL BE SUPPLIED & INSTALLED IN ACCORDANCE WITH WI DOT STANDARD SPEC'S. FOR HIGHWAY & STRUCTURE CONSTRUCTION, SECTION 625.
- ADJUST OR ADD SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- TRACKING AREA, REMOVE & REPLACE AGGREGATE WHEN VOIDS BECOME FILLED W/ SEDIMENT OR IF SURFACE OPENINGS BECOME PLUGGED SO THAT TRACKING AREA DOES NOT FUNCTION.
- SUPPLY EROSION CONTROL MAT AS PER WI DOT PAL REQUIREMENTS. INSTALL EROSION CONTROL MAT AS PER MFR'S SPEC'S.
- ALL DISTURBED AREAS LEFT FOR MORE THAN 14 DAYS SHALL BE STABILIZE W/ SEED & MULCH TO PREVENT EROSION.
- ALL WASTE & UNUSED BUILDING MATERIAL SHALL BE REMOVED FROM THE SITE & DISPOSED OF & NOT ALLOWED TO BE CARRIED OFF BY STORM WATER RUNOFF.
- THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.

PRELIMINARY



EROSION CONTROL PLAN

JOB NO.	5546-001
BOOK NO.	
DRAWN BY	D B
CHECKED BY	S M
DATE	OCT. 2014
REVISIONS	

REFERENCE FILE
00base_55460001.dwg

www.cedarcorp.com
2000 Madison Commons Way
Madison, WI 53711
608-278-1431
www.cedarcorp.com
800-472-7372
www.cedarcorp.com

Cedar

CORPORATION

SOURCE SEPARATED COMPOSTABLE MATERIAL
EARTHBOUND ENVIRONMENTAL SOLUTIONS, LLC
TOWN OF WASHINGTON
EAU CLAIRE COUNTY, WI

SHEET NO.	6 OF 7
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Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse, Rm. 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5481
(715) 839-4741

Housing & Community Development
839-6240
Emergency Services Management
839-4736
Real Property Description
839-2984
Land Use Controls
839-4743
Building Inspection
839-2944
Land Conservation
839-6226
Planning
839-5055
County Surveyor
839-4742

REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Jared Grande, Land Use Technician

DATE: November 7, 2016

RE: Daniel and Eleanor Rosolack CSM – Section 15, T26N-R9W, Town of Washington

Daniel and Eleanor Rosolack, owner, has submitted a concept certified survey map (CSM) to the department for review for a three lot CSM in the SE ¼ of the NW ¼ Section 15, T26N-R9W, Town of Washington.

The map is being presented to the committee because proposed lots 1, 2, and 3 exceeding the depth to width (depth/width) ratio of 3:1 for lots less than 5 acres. The proposed lots have a depth/width ratio of Lot 1: 4.52, Lot 2: 4.35, and Lot 3: 4.09. The purpose of the division is to divide the current lot into three smaller lots while trying to keep the properties as natural as possible knowing with the current development around the property, there would likely be no future development of this parcel.

Section 18.82.060.F. Depth. Lots shall have a minimum average depth of 100 feet. Excessive depth in relation to width shall be avoided. For lots less than 5 acres, the ratio of depth to width shall not exceed 3:1. For lots greater than 5 acres, the ratio of depth to width shall not exceed 4:1 inclusive of the road right of way.

Under 18.77.070 of the subdivision control code, the committee can grant variances to Chapters 18.82, 18.83, and 18.84 of the code. The committee must find that there is exceptional or undue hardship in the request; it is not detrimental to the public good, and without impairment to the intent and purpose of the code. The committee must consider all the facts and testimony when deliberating this matter.

STAFF RECOMMENDATION: Staff has reviewed this request and recommends that the committee approve exceeding the depth to width ratio of 3:1 with a notation on the face of the CSM stating approval of the variance. The following reasons may be used to support approving the request:

- The variance will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
- Unless the current owners were to propose a road development within the property, there does not appear to be future public access to the property. The proposed division has minimal impacts to environmental aspects and surrounding development.
- The City of Eau Claire and the Town of Washington had no objections to the proposed division.
- The purpose of the Subdivision Control Code will be upheld.

Rod Eslinger

From: Ellie Rosolack <dan.ellie.rosolack@gmail.com>
Sent: Tuesday, November 01, 2016 3:16 PM
To: Rod Eslinger
Subject: variance request

Rod,

Below is our statement regarding the variance request we spoke about.

We are requesting a variance for a parcel approximately 11.4 acres in size located on South Lowes Creek Road.

We asking to divide the parcel into three lots. We are trying to keep it as natural as possible. With the Keyes property to the North, Lowes Creek Court development to the east, and Seymour's property to the south, there would be no future development of this parcel.

Thank you for your consideration.

Daniel C. and Eleanor Rosolack

EASEMENT GRANTED TO THE TOWN OF WASHINGTON FOR STORM WATER DRAINAGE AND ACCESS FOR MAINTAINING THE DRAINAGE AREA. NO IMPROVEMENTS OR CONSTRUCTION WHATSOEVER ARE ALLOWED IN THIS AREA EXCEPT FOR THE ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITIES.

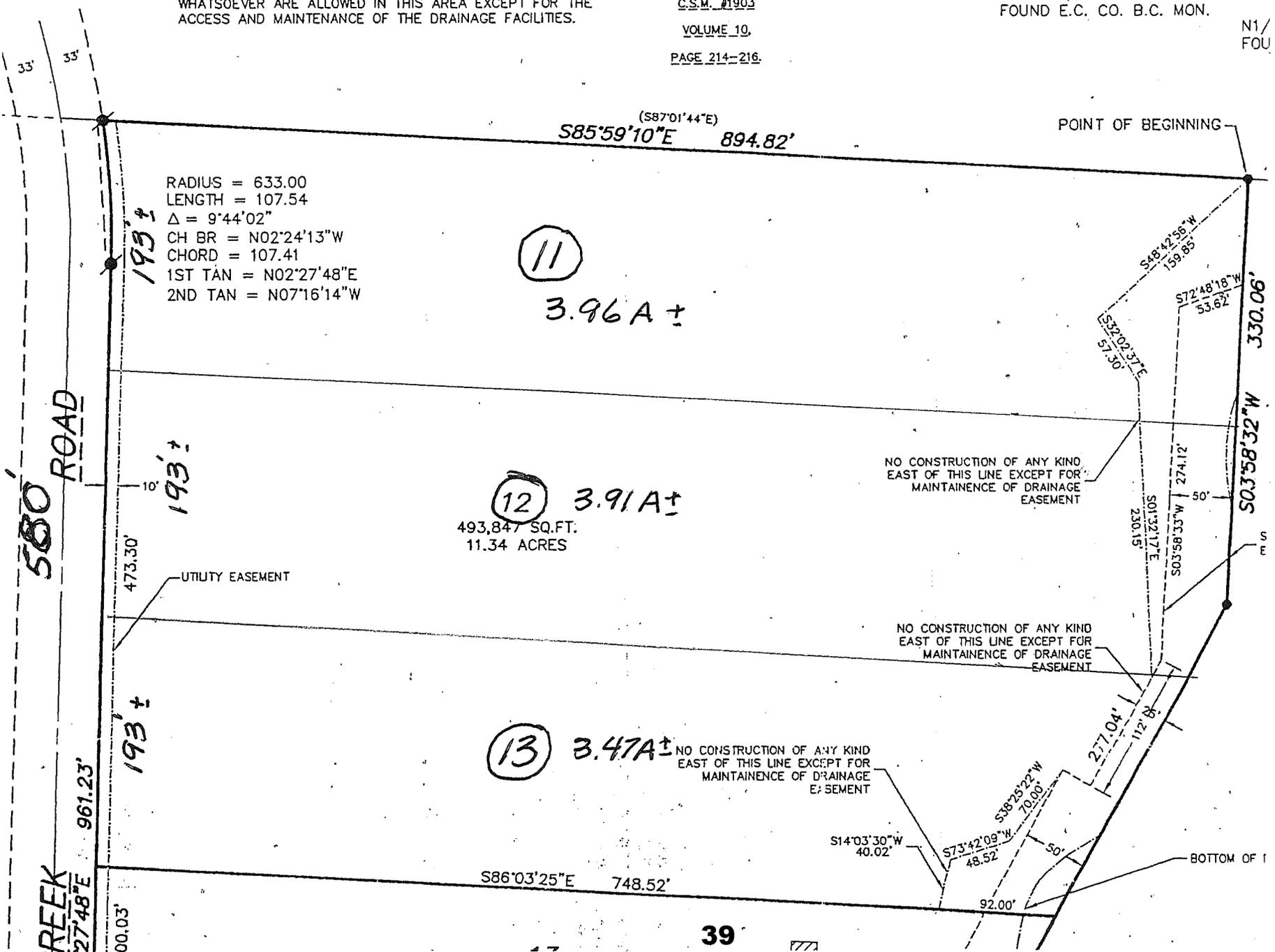
C.S.M. #1903

VOLUME 10,

PAGE 214-216.

NW COR., SEC. 15
FOUND E.C. CO. B.C. MON.

N1/
FOU



RADIUS = 633.00
LENGTH = 107.54
 $\Delta = 9^{\circ}44'02''$
CH BR = N02 $^{\circ}$ 24'13"W
CHORD = 107.41
1ST TAN = N02 $^{\circ}$ 27'48"E
2ND TAN = N07 $^{\circ}$ 16'14"W

11
3.96A ±

12
3.91A ±
493,847 SQ.FT.
11.34 ACRES

13
3.47A ±

NO CONSTRUCTION OF ANY KIND EAST OF THIS LINE EXCEPT FOR MAINTENANCE OF DRAINAGE EASEMENT

NO CONSTRUCTION OF ANY KIND EAST OF THIS LINE EXCEPT FOR MAINTENANCE OF DRAINAGE EASEMENT

NO CONSTRUCTION OF ANY KIND EAST OF THIS LINE EXCEPT FOR MAINTENANCE OF DRAINAGE EASEMENT

REC 1-9-02
 CSM V10P214-216
 Doc # 823581

CERTIFIED SURVEY MAP No. 1903

PART OF THE NE1/4-NW1/4, NW1/4-NW1/4, AND NW1/4-NE1/4 OF SECTION 15 AND OF THE SE1/4-SW1/4 AND THE SW1/4-SW1/4 OF SECTION 10 ALL IN T26N, R9W, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.

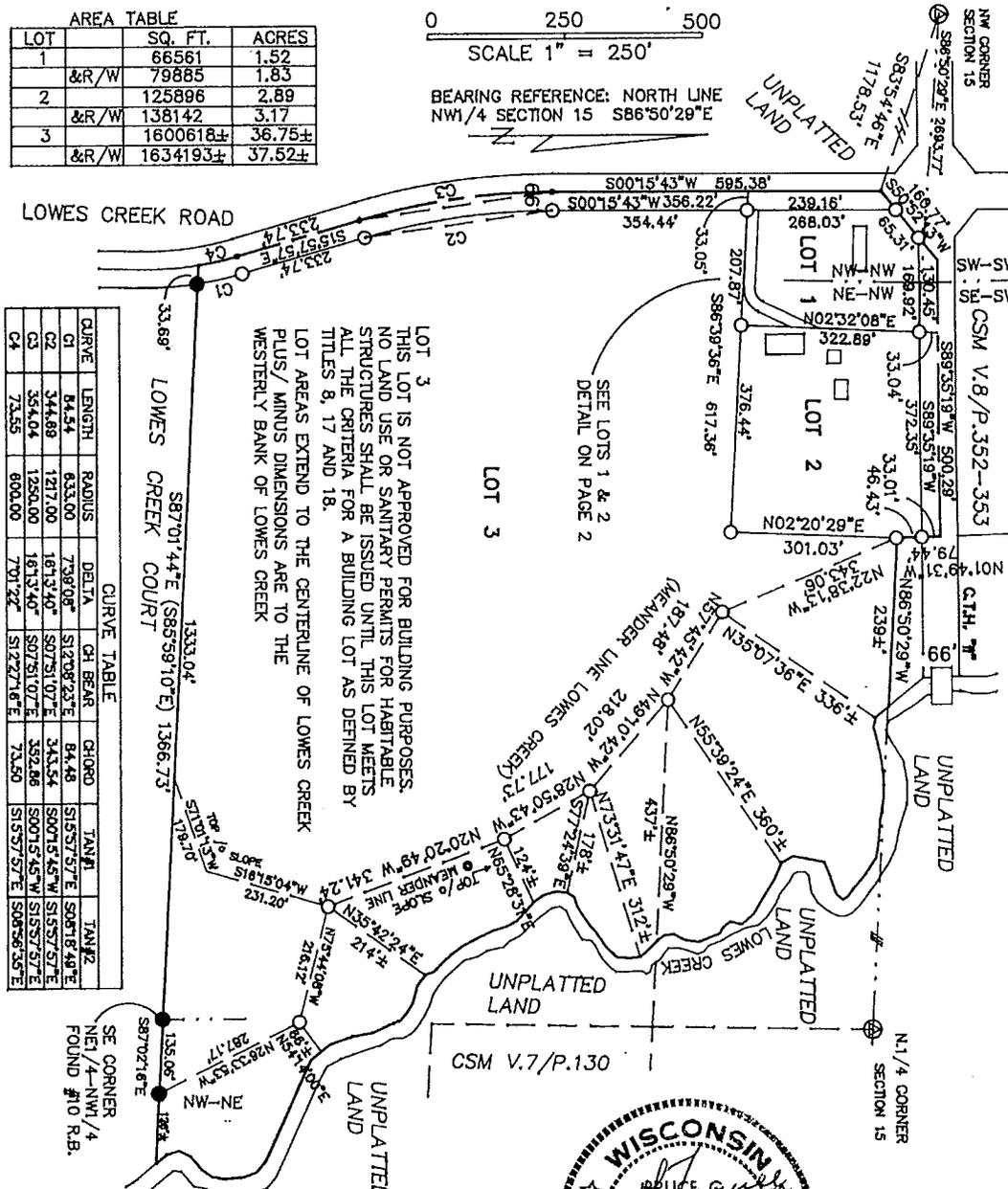
ORIGINAL

AREA TABLE

LOT		SQ. FT.	ACRES
1		66561	1.52
	&R/W	79885	1.83
2		125896	2.89
	&R/W	138142	3.17
3		1600618±	36.75±
	&R/W	1634193±	37.52±

0 250 500
 SCALE 1" = 250'

BEARING REFERENCE: NORTH LINE
 NW1/4 SECTION 15 S86°50'28"E



LOT 3
 THIS LOT IS NOT APPROVED FOR BUILDING PURPOSES.
 NO LAND USE OR SANITARY PERMITS FOR HABITABLE
 STRUCTURES SHALL BE ISSUED UNTIL THIS LOT MEETS
 ALL THE CRITERIA FOR A BUILDING LOT AS DEFINED BY
 TITLES 8, 17 AND 18.
 LOT AREAS EXTEND TO THE CENTERLINE OF LOWES CREEK
 PLUS/ MINUS DIMENSIONS ARE TO THE
 WESTERLY BANK OF LOWES CREEK

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEAR	CHORD	TAN#1	TAN#2
C1	84.54	633.00	736°06'	S12°08'33"E	84.48	S15°57'57"E	S08°18'49"E
C2	344.89	1217.00	161°3'40"	S07°51'07"E	343.54	S07°15'45"W	S15°57'57"E
C3	354.04	1250.00	161°3'40"	S07°51'07"E	352.86	S07°15'45"W	S15°57'57"E
C4	73.55	600.00	701°24'	S12°27'16"E	73.50	S15°57'57"E	S08°56'35"E

- ⊙ FOUND ALUMINUM EAU CLAIRE COUNTY MONUMENT
- SET 1"x24" I.P. 1.13 LBS/FT
- FOUND #10 REBAR
- ⊕ FOUND 1" I.P.
- () RECORDED AS



PL 1500

STORM WATER DRAINAGE EASEMENT. EASEMENT GRANTED TO THE TOWN OF WASHINGTON FOR STORM WATER DRAINAGE AND ACCESS FOR MAINTAINING THE DRAINAGE AREA. NO IMPROVEMENTS OR CONSTRUCTION WHATSOEVER ARE ALLOWED IN THIS AREA EXCEPT FOR THE ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITIES.

25K-4185
3546C.JD.
MRE.715-274

N85°59'52"W 2693.77'
NW COR., SEC. 15
FOUND E.C. CO. B.C. MON.
N1/4 COR., SEC. 15
FOUND E.C. CO. B.C. MON.
N85°59'10"W 438.22'
S80°27'29"W 1297.30'

RADIUS = 633.00
LENGTH = 107.54
Δ = 94.02°
CH BR = N02°24'13"W
CHORD = 167.41'
1ST TAN = N02°27'48"E
2ND TAN = N07°16'14"W

12
493,847 SQ.FT.
11.34 ACRES

13
141,331 SQ.FT.
3.24 ACRES

74
82,133 SQ.FT.
2.14 ACRES

15
69,204 SQ.FT.
1.59 ACRES

LOWES CREEK ROAD
961.23'

LOWES CREEK
N02°27'48"E
961.23'

LOWES CREEK COURT

SURVEYOR'S CERTIFICATE:

I, MARTIN R. ROOD, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF LOWES CREEK COURT II LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 15, T26N, R9W, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN BEING ALL OF LOT 1, LOWES CREEK COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, THENCE S.02°07'29"W, 1292.30 FEET TO THE NORTHEAST CORNER OF SAID SE1/4 OF THE NW1/4; THENCE N.85°59'10"W, 438.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE S.03°58'32"W, 330.06 FEET; THENCE S.30°04'36"W, 820.36 FEET; THENCE N.86°03'25"W, 496.60 FEET TO THE EAST LINE OF LOWES CREEK ROAD; THENCE N.02°27'48"E, ALONG SAID EAST LINE, 961.23 FEET; THENCE NORTHERLY, ALONG SAID EAST LINE AND THE ARC OF A CURVE CONCAVE WESTERLY, THE LONG CHORD WHICH BEARS N.02°24'13"W, 107.41 FEET AND HAVING A RADIUS OF 633.00 FEET; THENCE S.85°59'10"E, 894.82 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF ERNEST R. SEYMOUR AND PHYLLIS L. SEYMOUR, OWNERS OF SAID LAND. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

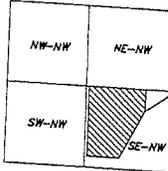
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF WASHINGTON IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

Martin R. Rood
MARTIN R. ROOD, R.L.S. 1924

DATED THIS 3rd DAY OF September, 2002

- FND. 1 1/4" KCBAR
- FND. 1" O.D. IRON PIPE
- SET 1" O.D. x 18" IRON PIPE MEASURING 1.33 U.S. UNITS, AT ALL OTHER LOT CORNERS
- ▨ EXISTING BUILDINGS
- () RECORDED AS
- - - 10' UTILITY EASEMENT

SCALE: 1" = 100'



LOCATION SKETCH
NW1/4, SEC. 15, T26N, R9W

PREPARED BY REAL LAND SURVEYING
CAD# NO. 581.3

There are no objections to this plat with respect to Sects. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.
Certified October 14th, 2002
Phyllis L. Seymour
Department of Administration

TOWN BOARD RESOLUTION:
WASHINGTON, IS HEREBY APPROVED BY THE TOWN BOARD OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.
APPROVED: Samuel B. Husted (DATE) SIGNED: Samuel B. Husted
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.
Samuel B. Husted
TOWN CLERK

OWNERS CERTIFICATE OF DEDICATION:
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY §236.10K, §236.15 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
...TOWN OF WASHINGTON
...EAU CLAIRE COUNTY PLANNING AGENCY
...CITY OF EAU CLAIRE
...DEPARTMENT OF ADMINISTRATION

EAU CLAIRE COUNTY PLANNING AGENCY
THIS PLAT KNOWN AS LOWES CREEK COURT II IS APPROVED BY THE EAU CLAIRE COUNTY PLANNING AGENCY ON THIS DATE WITH RESPECT TO SUBMITTING THE SUBDIVISION CONTROL CODE OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.
CERTIFIED TO THIS 1ST DAY OF September, 2002
APPROVED: James M. Erickson (DATE) SIGNED: James M. Erickson
JAMES M. ERICKSON, DIRECTOR
COMMON COUNCIL RESOLUTIONS:
WASHINGTON, IS HEREBY APPROVED BY THE COMMON COUNCIL.
APPROVED: James M. Erickson (DATE) SIGNED: James M. Erickson
I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF EAU CLAIRE.
James M. Erickson
CITY CLERK

WITNESS THE HAND AND SEAL OF SAID OWNER THIS 31st DAY OF OCTOBER, 2002
Ernest R. Seymour
ERNEST R. SEYMOUR
COUNTY OF EAU CLAIRE

CERTIFICATE OF COUNTY TREASURER:
STATE OF WISCONSIN
COUNTY OF EAU CLAIRE
I, LARRY C. LOKKEN, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF October 13, 2002 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF LOWES CREEK COURT II IN THE TOWN OF WASHINGTON.
DATE: October 13, 2002, SIGNED: Larry C. Lokken
LARRY C. LOKKEN, COUNTY TREASURER

LOWES CREEK COURT II

IN THE SE1/4-NW1/4, SECTION 15, T26N, R9W, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN BEING ALL OF LOT 1 OF LOWES CREEK COURT



MY COMMISSION EXPIRES: February 13, 2005
CERTIFICATE OF TOWN TREASURER:
STATE OF WISCONSIN
COUNTY OF EAU CLAIRE

I, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF WASHINGTON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF October 13, 2002 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF LOWES CREEK COURT II IN THE TOWN OF WASHINGTON.
DATE: October 13, 2002, SIGNED: Samuel B. Husted
TOWN TREASURER

Mary E. Husted
Vol 12 Plat
PAGE 51 A
'02 NOV 1 AM 10:45
EAU CLAIRE COUNTY
REGISTER OF DEEDS

50' x 60' Cont.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 19, 2016

Lance Gurney
721 Oxford Ave., RM 3344
Eau Claire, WI 54703-5212

Dear Mr. Gurney,

Congratulations! On behalf of the Recycling Program at the Wisconsin Department of Natural Resources, your responsible unit (RU), the County of Eau Claire, is being recognized for its superior performance. Based on a nomination received on behalf of your RU, your recycling program exceeded DNR expectations and provided a higher standard of service to your residents.

It is our pleasure to present the County of Eau Claire with the 2016 Recycling Excellence Award for Special Events. The award certificate has been sent to the primary contact for your RU, Matthew Michels, but as the Authorized Representative we wanted to inform you of this accomplishment.

The Recycling Excellence Awards program is designed to encourage and reward communities for outstanding efforts, innovation and performance in recycling, while providing examples of how to increase the effectiveness of local recycling programs. You can find more information on this recognition program, including a list of all the award recipients by visiting the Department's website at dnr.wi.gov and searching "Recycling Excellence Awards."

We sincerely appreciate your effort and hope that your dedication to excellence in your recycling program will continue.

Sincerely,



Ann Coakley
Waste and Materials Management Bureau Director

**Planning and Development
October 2016**

The following bills were sent to the Finance Department for payment:

Planning

Vendor	Amount	Description	Line Item#
Jared Grande	\$ 90.78	Mileage	51820-330-000
Fred Dahlke	709.92	Mileage	51820-330-000
Office Depot	194.21	Office Supplies	51820-310-000
Matt Michels	211.99	Mileage	51820-330-000
Eau Claire Press	349.11	Public Notice	51820-321-000
Rod Eslinger	17.34	Mileage - Regular	51820-330-000
Rod Eslinger	18.82	Travel - Conference	51820-340-000
Jeff Jackson	1,000.00	Reimbursement Financial Assur	23173-000-000
Kwik Trip	5,280.00	Travel - Conference - Lance	51820-330-000
Radisson	12.10	Travel - Conference - Lance	51820-340-000
Brau Haus	23.95	Travel - Conference - Lance	51820-340-000
Radisson	238.00	Travel - Conference - Lance	51820-340-000
Red Ramp	10.00	Travel - Conference parking	51820-340-000
Dept of Administration	1,000.56	UDC seals	51820-310-000
Matt Michels	160.91	Mileage	51820-330-000
Lance Gurney	161.67	Mileage	51820-330-000
Peter Strand	270.55	Mileage - Conference	51820-340-000
Peter Strand	114.24	Mileage	51820-330.000
Tundra Lodge - Roxy	246.00	Travel - Conference	51820-340-000

Resurvey

Vendor	Amount	Description	Line Item#
All Season Tire	17.90	Tire repair	51740-360-000
JC Auto	38.44	Oil change	51740-360-000
Sharp	6.50	Reprint mas	51740-310-000
Eau Claire County Highway	148.72	Fuel	51740-241-200
Menards	13.96	Utility knife	51740-310-000

Emergency Management

Vendor	Amount	Description	Line Item#
Rod Eslinger	73.44	Mileage - Flooding	52410-330-000
Matt Michels	26.52	Mileage - Flooding	52410-330-000
Rod Eslinger	13.77	Mileage - Flooding	52410-330-000
Raycom Corporation	2,123.68	Radio Equipment	52410-390-000
Tundra Lodge - Tyler	(246.00)	Travel-Conference Credit	52410-340-000
Disaster Ready CV	50.00	Membership	52410-324-000
Disaster Ready CV	10.00	Registration	52410-340-000
Lance Gurney	48.96	Mileage - EM	52410-330-000
Tundra Lodge - Tyler	328.00	Travel-Conference	52410-340-000

**Planning and Development
October 2016**

Recycling

Vendor	Amount	Description	Line Item#
Village of Fairchild	108.80	Recycling Attendant - Dropbox	54885-208-000
Boxx Sanitation	23,456.34	Recycling Services - Curbside	54885-201-000
Town of Wilson	82.08	Recycling Attendant - Dropbox	54885-208-000
Provyro Waste Services	8,525.46	Recycling Services - Curbside	54885-201-000
Waste Management	14,209.10	Recycling Services - Curbside	54885-201-000
WRR Environmental Services	8,503.33	Clean Sweep	54886-200-000
Earthbound Environmental Solutions	531.52	Recycling Services - Curbside	54885-201-000
Advanced Disposal	40,241.50	Recycling Services - Curbside	54885-201-000
Dunn County Solid Waste	1,978.48	Recycling Coordinator	54885-912-000
Nedland Industries	31,875.00	Drop Box	54885-810-000
Advanced Disposal	2,381.18	Drop box	54885-810-000
Eau Claire County Highway	106.19	Sign for Seymour	54885-912-000

Land Conservation

Vendor	Amount	Description	Line Item#
Designs by Jill	723.66	Doggy Bag	57588-912-000
Grip Holdings	80.00	Stormwater Refund	44405-000-000
ONEOK, INC	75,000.00	Financial Assurance Refund	23172-000-000
Eau Claire Highway Dept	203.04	Vehicle Fuel	57410-241-000
LEC Protection&Rehabilitation District	23,000.00	Lake Rehab Fund	57415-700-000
WI Land+Water Conservation	164.00	Travel_Training and Conference	57410-340-000
Land Conservation/County Cost Share	187.50	well abandonment CS	57410-483-229
UW-Extention-Eau Claire	45.00	Travel_Training and Conference	57410-340-000
Eau Claire Co-Operative Oil Co.	228,000.00	partial FA Reimbursment	23172-000-000
WI Land+Water Conservation	82.00	Travel_Training and Conference	57410-340-000

Division	Totals
Planning	10,110.15
Resurvey	225.52
Emergency Management	2,428.37
Recycling	131,998.98
Land Conservation	327,485.20
Total	144,763.02

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, October 25, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Gordon Steinhauer, Mark Olson, Jim Dunning

Members Absent: Stella Pagonis

Staff Present: Lance Gurney, Rod Eslinger, Tyler Esh

1. Call to Order

Gary Gibson called the meeting to order at 7:00 p.m.

2. Public Input Session – None.

3. Public Hearings:

- a. A conditional use permit request to convert a structure into a secondary dwelling unit for the purpose of housing the elderly in the AP District (Powers – Town of Washington)

CUP-0012-16 / Discussion – Action

Rod Eslinger presented the background and staff report for a request to convert an accessory structure into a second residential structure on a property for the purpose of allowing parents of the farm operator to remain on the property, applicant Paul and Laurie Powers. A short video of the property was then presented. Rod Eslinger provided history of the property as an operating farm and intention of keeping the farm intact and operating. Staff has reviewed the standards for the conditional use permit and is recommending approval of the request as submitted. Mr. Eslinger indicated that the Town of Washington had considered the request and is also recommending approval. The applicant appeared and agreed with the staff presentation.

ACTION: Motion by Gordon Steinhauer to approve the conditional use permit request with staff recommendations. Motion carried, 4-0.

4. Variance request of land suitability requiring a minimum contiguous buildable area of at least one-half of an acre in Section 9, T26N-R9W, Town of Pleasant Valley / Discussion – Action

Rod Eslinger presented the background and staff report for a variance request from the minimum contiguous buildable area within the land division ordinance. The contiguous buildable area is affected by setbacks from both Hwy 93, and Michael Drive. Both setbacks were affected by the Hwy 93 expansion to 4-lanes several years ago. The request is to reduce the contiguous buildable area from .5 acres to .38 acres for Lot 1 and .37 acres for Lot 2 in light of the impacts of the roadway setbacks. The Town of Pleasant Valley considered the request and recommend approval as presented. Staff have reviewed the request against the land division and zoning codes, septic codes, comprehensive plan policies, suitability of the property for development, adequate access, and other site characteristics. The property is located outside of the City of Eau Claire's extraterritorial plat review jurisdiction.

ACTION: Motion by Jim Dunning to approve the variance request. Motion carried, 4-0.

5. Emergency Management Coordinator Introduction / Discussion
Tyler Esh was introduced to the Planning and Development Committee as the new Emergency Management Coordinator for Eau Claire County, who began in his role on October 3, 2016. Mr. Esh provided information relating to his professional background and experience.
6. Proposed 2017 meeting dates / Discussion – Action

ACTION: Motion by Mark Olson to approve the schedule as presented. Motion carried, 4-0.
7. Quarterly Fiscal Report/Departmental Update / Discussion
Lance Gurney reviewed the quarterly financials for Funds 100, 207 and 211. He noted revenues are exceeding budget in numerous areas while expenses are running below budget. Revenues for the 100 Fund correlate to previous reports of the amount of building activity in 2016 being strong. Revenues were also noted for Fund 211 which is the Recycling program, which had additional grant funding provided by the state and resulted in a budget amendment approved earlier this summer. Mr. Gurney then provided a brief overview of several projects staff are currently involved with, including: strategic planning implementation, a Poverty Summit organized by Clear Vision Eau Claire, and an Economic Development Summit organized between the City of Eau Claire and Eau Claire County to discuss the past, current and future economic development efforts and funding needs.
8. Review of September Bills / Discussion
No comments.
9. Review/Approval of Meeting Minutes / Discussion – Action
 - a. September 27, 2016
ACTION: Motion by Jim Dunning to approve the minutes as submitted. Motion carried, 4-0.
 - b. October 4, 2016
ACTION: Motion by Jim Dunning to approve the minutes as submitted. Motion carried, 4-0.
10. Proposed Future Agenda Items / Discussion
None.
11. Gary Gibson adjourned the meeting at 7:54 p.m.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development